

Poppy Carmody-Morgan
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Application Ref: **2014/5840/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

31 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted Subject to a Section 106 Legal Agreement

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas
containing existing Aspen House
gymnasium and garages**

Proposal:

Provision of 112 residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace.

Drawing Nos: Site location plan; MPI_P01_PL02; MPI_P02_PL02; MPI_P03_PL04; MPI_P06_PL04; MPI_P07_PL04; MPI_P08_PL06; MPI_P10_PL04; MPI_P11_PL05; MPI_P12_PL05; MPI_P13_PL05; MPI_P14_PL04; MPI_P15_PL04; MPI_P20_PL02; MPI_P21_PL05; MPI_P22_PL03; MPI_P25_PL02; MPI_P26_PL04; MPI_P30_PL05; MPI_P31_PL05; MPI_P32_PL05 ;MPI_P33_PL05; MPI_P34_PL04; MPI_P35_PL04; MPI_P40_PL02; MPI_P42_PL05; MPI_P43_PL01; MPI_P45_PL02; MPI_P46_PL02; MPI_P100_PL04; MPI_P110_PL03; MPI_P120_PL04; MPI_P130_PL04; MPI_P135_PL04; MPI_P150_PL04; 122-LS04 Rev A; 122-LS05 Rev A; 122-LS06 Rev A; 122-LS07 Rev A; 122-LS08 Rev A; 122-LS09; 122-L03 Rev D; 122-L04 Rev C; 122-L05 Rev C; 122-L06 Rev C; Tree constraints existing layout; Tree constraints plan; Tree



protection plan; Arboricultural Report by Crown consultants dated 5th June 2014; Tree schedule; Arboricultural Impact assessment by Crown consultants dated 1st April 2014; Daylight/sunlight Report by GVA dated August 2014; Drainage design strategy by Ramboll dated May 2014; Ecology Report by Ramboll dated July 2014; Energy Strategy and Code for Sustainable Homes report by Ramboll dated May 2014; Geotechnical and environmental desk study by Ramboll dated July 2014; Noise and vibration impact assessment by Ramboll dated July 2014; Transport Assessment by Ramboll dated May 2014; Planning Statement by Quod Planning dated July 2014; Design and Access Statement by Cullinane Studios Revision E dated January 2015 and Independent Review of Assessment of Economic viability by BPS Chartered Surveyors.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; MPI_P01_PL02; MPI_P02_PL02; MPI_P03_PL04; MPI_P06_PL04; MPI_P07_PL04; MPI_P08_PL06; MPI_P10_PL04; MPI_P11_PL05; MPI_P12_PL05; MPI_P13_PL05; MPI_P14_PL04; MPI_P15_PL04; MPI_P20_PL02; MPI_P21_PL05; MPI_P22_PL03; MPI_P25_PL02; MPI_P26_PL04; MPI_P30_PL05; MPI_P31_PL05; MPI_P32_PL05; MPI_P33_PL05; MPI_P34_PL04; MPI_P35_PL04; MPI_P40_PL02; MPI_P42_PL05; MPI_P43_PL01; MPI_P45_PL02; MPI_P46_PL02; MPI_P100_PL04; MPI_P110_PL03; MPI_P120_PL04; MPI_P130_PL04; MPI_P135_PL04; MPI_P150_PL04; 122-LS04 Rev A; 122-LS05 Rev A; 122-LS06 Rev A; 122-LS07 Rev A; 122-LS08 Rev A; 122-LS09; 122-L03 Rev D; 122-L04 Rev C; 122-L05 Rev C; 122-L06 Rev C; Tree constraints existing layout; Tree constraints plan; Tree protection plan; Arboricultural Report by Crown consultants dated 5th June 2014; Tree schedule; Arboricultural Impact assessment by Crown consultants dated 1st April 2014; Daylight/sunlight Report by GVA dated August 2014; Drainage design strategy by Ramboll dated May 2014; Ecology Report by Ramboll dated July 2014; Energy Strategy and Code for Sustainable Homes report by Ramboll dated May 2014; Geotechnical and environmental desk study by Ramboll dated July 2014; Noise and vibration impact assessment by Ramboll dated July 2014; Transport Assessment by Ramboll dated May 2014; Planning Statement by Quod Planning dated July 2014; Design and Access Statement by Cullinane Studios Revision E dated January 2015 and Independent Review of Assessment of Economic viability by BPS Chartered Surveyors.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications

equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development shall be carried out in accordance with the noise mitigation measures set out in the Noise and Vibration impact assessment by Ramboll dated July 2014, hereby approved.

No residential unit shall be occupied until the mitigation measures relevant to all units have been installed.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to commencement of development full details of the proposed sustainable urban drainage systems shall be submitted to and approved in writing by the local planning authority. Full calculations must be provided to demonstrate that the system designs will be based on a [1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff in accordance with site wide foul and surface water drainage strategy (31879-MP-CV-130 Rev P02, Apr 2014). The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies

- 8 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.
- The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 9 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 10 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing (with input from the Councils Transport department). Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local

Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 11 No music shall be played in the community hall in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 14 The cycle storage areas shown on the hereby approved plans shall be provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 15 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later

than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 16 The use of the TRA Hall hereby permitted shall not be carried out outside the following times 0730-2230 Mondays to Saturdays and 9000-2200 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 18 * Affordable housing

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied and shall be retained in perpetuity for no purpose other than for the provision of social rented housing, in line with the definition for such as set out within Camden Supplementary Planning Document

"Affordable Housing and Housing in Mixed-Use Development" and the requirements of the London Plan in relation to Social Rented Housing as such may be; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Social Landlord registered with the Regulator or any other body organisation or company registered with the Charity Commissioners for England and Wales and approved by the Homes and Communities Agency or the Regulator or the Council.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.

- 19 Prior to first occupation of any of the residential units, the landowner shall ensure through agreement that occupiers of the new units are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay; shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council nor shall they be entitled to be granted a Business Parking Permit except for future occupation by any existing resident of the site who can apply to the Council's Housing Department to park in a parking space or garage on a housing estate managed by the Council's Housing Department.

- 20 * Parking management plan

Prior to first occupation of the residential uses, a Parking Management Plan for Aspen Court, setting out details of how measures to prevent private vehicles from accessing the hard standing (except for servicing and for access to the disabled parking spaces) would be incorporated in the design, shall be submitted to and approved in writing by the Local Planning Authority and shall contain mechanisms for monitoring, review and further approval by the local planning authority .

The development shall not be occupied other than in accordance with the Parking Management Plan.

Reason: In order to ensure that the new courtyard is not opened up to abuse from ad-hoc parking and to accord with the requirements of policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

21 * Code for Sustainable Homes

Prior to implementation of each phase of the development, the applicant and/or developer shall submit to the local planning authority a design stage Sustainability Assessment setting out the manner in which the development will achieve Code for Sustainable Homes (CfSH) level 4 for the residential units.

The development shall be implemented in accordance with the Assessment as approved.

Prior to first occupation of each phase of the residential units, a post-completion certificate which demonstrates that the phase has achieved Level 4 shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.

22 * CMP

Prior to implementation, including demolition, of each phase of the development, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures to for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other concurrent developments in the wider area.

The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the CMP from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

23 * Open Space contribution.

Prior to implementation of the development, confirmation that the necessary measures to secure provision of, and improvements to, public open space shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for open space facilities in the area and that the impact of the scheme on open space facilities is mitigated in accordance policies CS5 (Managing the impact of growth and development), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP31 (Provision of, and improvements to public open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.

24 * Education contribution

Prior to implementation of the development, confirmation that the necessary measures to secure appropriate measures to support the local education infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on the local education infrastructure is mitigated in accordance with policies CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.

25 * Environmental and public realm contribution

Prior to implementation of the development, confirmation that the necessary measures to secure appropriate measures to secure the necessary environment and public realm works to support the local infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

26 * Level Plans

No part of the development shall commence, until such time as the Council has confirmed in writing that it has received plans demonstrating the levels at the interface of the relevant phase of Development with the boundary of the Property and the Public Highway.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

27 * CO2 offset contribution

Prior to implementation of the development, confirmation that the necessary measures to secure appropriate provision for offsetting the CO2 emissions arising from the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

28 * Local employment

Prior to commencement the applicant and/ or/ developer shall:

a) have entered into an agreement with Kings Cross Construction Skills Centre to ensure that all job vacancies during the construction phases are registered with KXCSC at the same time as other recruitment efforts and all reasonable endeavours are used to ensure that no less than 20% of the work force is comprised of residents of the London Borough of Camden,

b) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 8 construction trade apprentices employed for at least 52 weeks each

c) confirm that the necessary measures to support and ensure the recruitment and training of each apprentice have been put in place;

c) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 13 work placements of no less than 2 weeks each;

d) ensure delivery of a minimum of one supplier capacity building workshops/

"Meet the Buyer" events to support small and medium enterprises within the borough to tender for the contracts.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

29 * Local procurement

Prior to Implementation of the development, a programme for local procurement shall be submitted to and approved in writing by the local planning authority. The programme shall detail opportunities for local businesses to bid/tender for the provision of goods and services to the Development in accordance with the Council's Local Procurement Code and the developer shall use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

On or prior to Implementation, the developer shall meet with the Council's Economic Development Local Procurement Team (or any successor department) at least one month before tendering contracts to agree the specific steps that will be taken to give effect to the Local Procurement Code.

The construction of the Development shall not be carried out otherwise than in accordance with the approved programme for local procurement.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

30 In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be progress on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.

31 * Energy Efficiency and renewables plan

On or prior to the Implementation Date, the developer shall submit to the Local Planning Authority for approval the Energy Efficiency and Renewable Energy Plan which shall include the following: :

(a) incorporation of measures set out in the submission document Energy Strategy and Code for Sustainable Homes report by Ramboll dated May 2014

(b) further details of how the Development's carbon emissions will be reduced by at least 32% by way of renewable energy technologies ;

(c) separate metering of all low and zero carbon technologies to enable the monitoring of energy and carbon emissions and savings;

(d) a building management system being an electronic system to monitor the Development's heating cooling and the hours of use of plant;

(e) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the above measures are achievable ;

(f) measures to secure a post construction review by an appropriately qualified and recognised independent verification body certifying that the above measures have been achieved and will be maintainable and

(g) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time

All such measures thus demonstrated shall be secured prior to first occupation of the development and thereafter retained and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy policies CS5, CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies

32 * Highways works

Prior to implementation of the development, confirmation that the necessary measures to secure the necessary highway works for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel), CS17 (Making Camden a safer place) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP20 (Movement of goods and materials) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Definition of phases

The first phase of the Development comprises development on land defined as the existing Tenants and Residents Association hall and garages on land bounded by Grafton Terrace Maitland Park Villas and Maitland Park.

The second phase of the Development comprises development on the existing Aspen House residential block on land adjacent to Maitland Park Villas.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 The matters covered by conditions marked with an * are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.

If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

- 8 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 9 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment