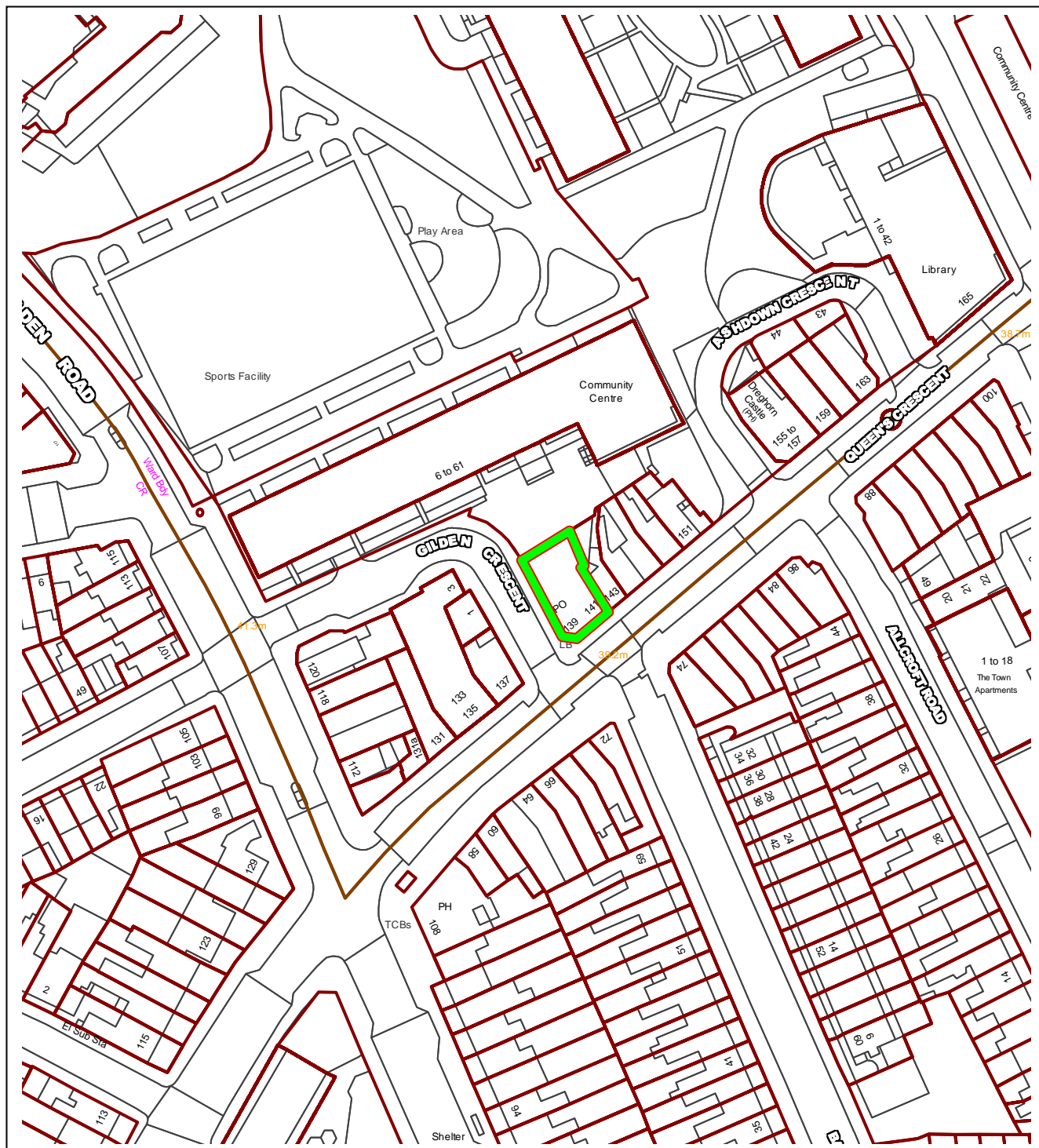


2016/4619/P - 139-141 Queen's Crescent



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139-141 Queen's Crescent, Kentish Town, Site Photos



Photo 1 - Front Elevation of 139-141



Photo 2 Front Elevation of 139-141 (Also showing adjoining terrace)

139-141 Queen's Crescent, Kentish Town, Site Photos



Photo 3 : View West of no. 139 and Adjoining Terrace



Photo 4 Side Elevation of Site at 139-141

139-141 Queen's Crescent, Kentish Town, Site Photos



Photo 5- Side Elevation of Site at 139-141



Photo 6 Side Elevation of Site at 139-141

139-141 Queen's Crescent, Kentish Town, Site Photos



Photo 7 - Side/Rear Elevation of Site at 139-141



Photo 8 Rear Elevation of Site at 139-141

139-141 Queen's Crescent, Kentish Town, Site Photos



Photo 9 Block of Flats to the Rear on Gilden Crescent



Photo 10 - Building Opposite on Gilden Crescent

139-141 Queen's Crescent, Kentish Town, Site Photos

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	07/03/2017
		N/A / attached		Consultation Expiry Date:	25/10/2016
Officer			Application Number(s)		
Robert Lester			2016/4619/P		
Application Address			Drawing Numbers		
139-141 Queen's Crescent London NW5 4ED			See decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Extensions and alterations to provide 3 new residential flats (Class C3) including erection of first/second/third floor side/rear extensions and a mansard roof extension, alterations to front/side elevations and windows, and provision of a replacement shopfront.					
Recommendation(s):		Grant permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	113	No. of responses	03	No. of objections	03
			No. Electronic	03		
Summary of consultation responses:	<p>A site notice was erected on 04/10/2016, expiring on 25/10/2016.</p> <p>3 responses were received from Gilden Crescent with the following points of objection:-</p> <p>1. Inadequate refuse storage facilities. Lack of space for refuse storage is a problem on Gilden Crescent. There are on-street facilities designed for market traders which are used by residents in the area. The plans do not include adequate refuse storage facilities which would worsen this situation.</p> <p><i>Officer's Response: The revised plans indicate the provision of refuse storage. Please refer to para 3.6 for more detail.</i></p> <p>2. The additional floor would reduce daylight, sunlight and outlook to the block behind on Gilden Crescent.</p> <p><i>Officer's Response: Please see paras 3.18-22 below.</i></p> <p>3. The construction would result in increased noise and disturbance for residents.</p> <p><i>Officer's Response: Please see para 3.27 below- noise will be covered by a standard informative.</i></p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

This corner site is located at the junction of Queen's Crescent and Gilden Crescent in Kentish Town. The site comprises a three storey building with an adjoining part single/part two storey buildings to the rear on the side/rear return facing Gilden Crescent.

The building dates from the 1950s and is constructed from stock brick with a rendered chamfered corner and parapet.

The property contains a mix of uses. There are two commercial units on the ground floor in use as a post office (A1 use) and hot food takeaway (A5 use) and 6 residential units to the rear or upper floors including one HMO unit. Two of the residential flats are access via ground floor entrances off Gilden Crescent and the other units are accessed via a concrete staircase to the rear and first floor terrace.

The site is located within a designated neighbourhood centre. It is not located in a Conservation Area and has a Public Transport Accessibility Level (PTAL) of 3.

In terms of the immediate surroundings, the site is a part of the terrace at 143-151 Queens Crescent. The adjacent unit at no. 143 has a matching design; however the remainder of the terrace at 145-151 Queen's Crescent are Victorian buildings. The units at 145-149 on this terrace have mansard roof extensions. There are similar Victorian terraces at 74-86 Queen's Crescent, opposite the site and at 137 Queens Crescent – 110 Malden Road and 72 Queen's Crescent – 108 Malden Road to the west of the site. There is a large 5-storey block of flats to the rear of the site off Gilden Crescent.

Relevant History

8903430 - Erection of extension for storage purposes at ground floor level and erection of extension at first floor level and conversion to provide one-bedroom flat - Granted - 24/05/1990.

9101193 - Erection of extensions to rear storage building at ground floor for storage purposes and at first floor in association with change of use to residential flat and other works; erection of a single-storey extension to existing first floor flat - Granted - 04/02/1992

2014/2449/P – Erection of roof extension with 2 rooflights, to provide 1 x 1 bed and 1 x 2 bed flats and associated rebuild of chimney stacks and flue. Refused 17/04/2014.

2015/1801/P – Erection of mansard roof extension and creation of two 1-bed residential units. Granted 01/10/2015 - *Not implemented*

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

LDF Core Strategy and Development Policies

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS7 Promoting Camden's centres and shops

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP1 Mixed use development
DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair housing
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP20 Movement of goods and materials
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and Vibration
DP29 Improving access
DP30 Shopfronts

Camden Local Plan 2016 Submission Draft

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

H1 Maximising housing supply
H6 Housing choice and mix
C5 Safety and security
C6 Access for all
A1 Managing the impact of development
D1 Design
D3 Shopfronts
CC1 Climate change mitigation
CC2 Adapting to climate change
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
T3 Transport infrastructure
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

Camden Planning Guidance

CPG1 (Design)
CPG2 (Housing)
CPG3 (Sustainability)
CPG5 (Town Centres, Retail and Employment)
CPG6 (Amenity)
CPG7 (Transport)
CPG8 (Planning obligations)

Assessment

1. Proposal

1.1 Extensions and alterations to provide 3 new residential flats (a 2 bed unit at 2nd floor, a 2 bed unit at 3rd floor, and a 1 bed unit at 3rd floor); enlargement to existing 1 bed flat on 1st floor; 1st-3rd floor side/rear extensions; mansard roof extension; alterations to front/side elevation facade and windows; and a replacement shopfront.

1.2 The application has been amended since original submission including a reduction in the scale of the rear extensions adjacent to no.143 and on the Gilden Crescent elevation, improvements to the design of the windows to match the adjacent Victorian terrace, improvements to the design of the mansard roof, the provision of refuse storage, and changes to the housing mix.

2. Main Issues

2.1 The main issues in the assessment of this application are-

- i) the principle of the development,
- ii) the housing mix,
- iii) the design issues,
- iv) the quality of the proposed accommodation,
- iv) the amenity impact on neighbouring properties,
- v) transport impact
- vi) sustainability implications of the development.

3. Assessment

Land Use/Principle of Development

3.1 The existing mixed use site contains ground floor commercial and upper floor residential and HMO uses. The site is located in the Queen's Crescent Neighbourhood Centre which is a mixed use area containing commercial and residential units and a twice-weekly street market on Thursdays and Saturdays between 9-3pm. The site has a good public transport accessibility level of 3 and is located in an area of limited change as defined in the Council's Core Strategy.

3.2 The development proposes extensions and alterations to provide an additional 3 residential flats on the site and enhance the design and appearance of the building. This would comply with Policy CS4 which states that the Council will ensure that development in the areas of more limited change respects the character of its surroundings, conserves heritage and other important features and provides environmental improvements and other local benefits where appropriate. The development would also comply with Policies CS6 and DP2 whereby the Council seeks to maximise the supply of additional homes in the borough.

3.3 In this context the principle of providing additional residential flats on this site is considered to be acceptable.

Housing Mix

3.4 The existing site contains 4 x 1 bed flats, 1 x 2 bed flat and a 4 bed HMO unit. The proposed development would add 3 new units (1 x 1 bed unit and 2 x 2 bed units). This would comply with policy DP5 requirement which requires new development to provide a minimum of 40% x 2 bed units.

Housing Standards

3.5 The development would provide 2 x 2 bed flats and 1 x 1 bed unit. The 2 bed units would accord

with the National Minimum Space Standards. The 1 bed unit at 43 sqm would be somewhat below the National Minimum Space Standard of 50sqm for 1 bed 2 person units; although the bedroom is shown as having only a single bed, it is large enough to accommodate a double bed and the flat will be realistically used by 2 people. It is considered that this unit would have a good spacious internal layout and is considered to provide adequate living conditions for future occupiers. The proposed flats would provide an adequate access and layout, floor to ceiling height and provision of daylight. The extension to the existing 1 bed flat on the 1st floor is welcomed as it will improve its floorspace to meet current space standards.

3.6 In accordance with policies CS18, DP22, DP26 and CPG1 the Council seeks to ensure that new development provides adequate refuse and recycling storage in a safe accessible location, which is not a nuisance to occupiers and neighbours and is sensitively designed. The proposed ground floor refuse storage area shown adjacent to the entrance access on the ground floor is considered to be a suitable location for refuse storage.

Design and Heritage Impact

3.7 Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the existing building and neighbouring buildings.

3.8 The scheme involves infilling the current 1st floor gap in the side elevation between the main frontage and the rear part, and adding a 2nd floor and 3rd mansard storey above throughout, so that a uniform 3 storey plus mansard facade is achieved. A setback would be created at 2nd floor behind the main frontage building to provide articulation and relief in the facade. In addition there are alterations to the front/side elevation facade and windows, and a replacement shopfront.

Mansard Extension

3.9 CPG 1 states that additional storeys and roof alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace and where continuing the pattern of development would help to re-unite a group of buildings; alterations are architecturally sympathetic to the age and character of the building, and would retain the overall integrity of the roof form.

3.10 The adjacent units at 145-149 Queens Crescent have mansard roof extensions and mansard extensions are also common features of the nearby terraces on Queens Crescent. The proposed mansard would also have a 70 degree pitch set behind a parapet, small dormer windows aligned with the fenestration below, and vertical parapets providing separation to the adjacent units. The proposed mansard extension would therefore integrate with the character and design of this building and terrace in accordance with policies CS14, DP24 and CPG1. It is also acknowledged that the site has an extant permission for a mansard roof extension (2015/1801/P).

Rear Extensions

3.11 The development also proposes a three storey rear extension to the building from first to third floor levels including a mansard roof at third floor level. A separate small rear extension adjoining no.143 would be added from first to third floor levels to align the main rear building line with the adjoining building at no. 143 Queen's Crescent.

3.12 CPG1 states that rear extensions should be secondary to the building being extended; should respect the original design and proportions of the building; respect and preserve existing architectural features and the pattern of the established townscape. CPG1 also states that extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

3.13 The existing 1950s building on the site is located in a prominent position at the junction of Queen's Crescent and Gilden Crescent. Its design is not consistent with the adjoining Victorian terrace on Queen's Crescent, including its horizontally proportioned windows, bulky rendered parapet and chamfered corner detail. The existing rear section of the building also lacks a coherent form, including the part two/part three storey rear outrigger, canopied terrace set behind a parapet and linked two storey rear building. It is considered that the irregularities in the existing building design provide an opportunity for a development to provide a more attractive streetscape. The proposed extensions should therefore be viewed in this context.

3.14 The proposed rear extensions would match the scale and height of the main building at the front of the site and would therefore not be subordinate to the existing building. However, the extensions would provide a gap at second-third floor levels between the front and rear parts of the building on the Gilden Crescent elevation. Therefore the development would provide a significant visual break between the main-front and rear parts of the building, which reflects the form of the side-rear return on the opposite side of Gilden Crescent. The rear extensions would also be set off the boundary with no. 143 to preserve the amenity of neighbouring flats.

3.15 Overall, the rear extensions would substantially improve the overall form, design and appearance of the building and enhance the character of the streetscene at this important junction.

Alterations to Façades

3.16 The proposed alterations to the front and side elevations of the building include alterations to the windows to provide vertically orientated sash windows, the replacement of the dominant render banding sections with matching brickwork and replacement door openings at ground floor level on the side elevation. These alterations would result in significant enhancements to this prominent corner building which would ensure that the building integrates significantly better with the Victorian character of this existing terrace. These alterations are also considered to constitute high quality design which would enhance the character of the streetscene.

Replacement Shopfronts

3.17 The development would provide a replacement shopfront to the main elevation. These would have a contemporary design and appearance which would preserve the character of the frontage, considering the poor quality existing frontages and general untidiness of the adjacent parade.

Neighbouring amenity

3.18 Policy DP26 states that development should protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of privacy, overshadowing, outlook, sunlight and daylight, noise and vibration, odour, fumes and dust and microclimate.

3.19 The development would be sited over 21m from the block of flats to the rear on Gilden Crescent and would not impact on the amenity of these residents by reason of loss of light, outlook or privacy.

3.20 The development would be sited approx. 13m from the building opposite the site to the west at 137 Queen's Crescent/1-3 Gilden Crescent. The submitted Daylight and Sunlight assessment demonstrates that the development would not result in an impact on these properties. This arrangement is also considered to provide an adequate separation distance to prevent any loss of privacy.

3.21 The rear extensions would result in some loss of light and increased enclosure to the rear-facing rooms/windows of the first/second floor flats at 143 Queen's Crescent to the east. The revised

Daylight and Sunlight assessment demonstrates that the development, as revised with smaller extensions, would result in some loss of daylight as measured by VSC to the galley kitchen (1st floor) and small secondary bedroom (2nd floor). However the degree of loss is only marginally above the BRE recommended minimum of 20% reduction and furthermore the No Sky Line tests are fully met; it is considered that this impact is acceptable in the context of the windows already with poor light affected by their own rear extension. The level of enclosure is not considered to result in a material impact as a clear outlook facing directly outwards would be retained for these flats.

3.22 Overall, it is accepted that the development would not impact on the amenity of neighbouring residents in accordance with policy DP26

Transport and Highways impacts

Car parking

3.23 Policy DP18 states that the Council seeks to ensure that developments provide the minimum necessary car parking provision. The Council expects development to be car-free in the Central London Area, the town centres and other areas within Controlled Parking Zones that are easily accessible by public transport.

3.24 The proposal does not have any associated on-site parking and would be secured as car-free by s.106 agreement in order for the proposal to comply with policy DP18.

Cycle parking

3.25 Policy DP18 requires development to provide cycle parking facilities which should also comply with table 6.3 of the London Plan. In accordance with CPG7 cycle parking facilities need to be covered, secure and fully enclosed with adequate access.

3.26 The development would provide 4 secured and covered cycle parking spaces on the first floor terrace in accordance with these requirements, to be secured by condition.

Construction Management Plan

3.27 In accordance with policies DP21, DP26, CPG6 and CPG7, the Council requires Construction Management Plans (CMPs) for some types of development to demonstrate how developers will minimise highway and amenity impacts during the construction process.

3.28 The development involves substantial rear and roof extensions to this building and the site is located in a constrained location with restricted access. A twice weekly street market is also held on Queen's Crescent. This application will therefore be subject to a CMP which will be secured by s106 agreement together with a contribution towards monitoring. This would include a restriction to construction vehicle movements to 09.30 and 15.00 and not at all on market days.

Highways Contribution

3.29 Policy DP21 and CPG 7 require works affecting highways to repair any construction damage to the highway as a result of the development. Given the amount of works taking place, a highway works contribution will be sought to repair any construction damage to the public highway. This includes the repaving of the footway adjoining the site on Queens Crescent and Gilden Crescent.

Sustainability

3.30 Development is required to incorporate sustainable design and construction measures in

accordance with policy DP22.

3.31 London Plan Policy 5.2 also requires a minimum 19% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013 (which is equivalent to code 4 mandatory requirements). The submitted strategy shows that the development has a 23.9% reduction in CO2 emissions over Part L 2013, surpassing the 19% target. CS13 requires all developments to achieve a 20% reduction in CO2 emissions through renewables. The development has a 26.1% reduction from proposed roof-mounted photovoltaics.

3.32 The development would be subject to a planning condition on water efficiency to ensure that it incorporates the required measures in accordance with policy DP22.

Community Infrastructure Levy

This development is subject to the London Mayoral CIL which is charged at £50/sq.m and the Camden CIL which is charged at £500/sq.m for residential development in this location.

4. Conclusion

4.1 The development proposes extensions and alterations which would enhance the design and appearance of the building. The development would provide an additional 3 residential flats which will increase housing supply and the principle of the development is accepted.

4.2 The proposed mansard extension would integrate with the character and design of this building and terrace. The proposed rear extensions and façade alterations would also substantially improve the overall form, design and appearance of the building and enhance the character of the streetscene at this important junction.

4.3 The development would also not impact on the amenity of neighbouring residents and would comply with the relevant housing, transport and sustainability standards.

4.4 Permission is recommended for approval subject to a S106 on CMP and highway repair contributions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Paul Jenkins
SF Planning Limited
12 Royal Crescent
Cheltenham
GL50 3DA

Application Ref: **2016/4619/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

1 March 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
139-141 Queen's Crescent
London
NW5 4ED

DECISION

Proposal:

Extensions and alterations to provide 3 new residential flats (Class C3) including erection of 1st-3rd floor side/rear extensions and a mansard roof extension, alterations to front/side elevations and windows, and provision of a replacement shopfront.

Drawing Nos: 686.P.01A, 686.P.02D, 686.P.03, 686.P.04A; Daylight & Sunlight Assessment by XCO2 Energy dated June 2016 and Addendum dated November 2016; Sustainability Statement by XCO2 Energy dated October 2016.

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).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 686.P.01A, 686.P.02D, 686.P.03, 686.P.04A; Daylight & Sunlight Assessment by XCO2 Energy dated June 2016 and Addendum dated November 2016; Sustainability Statement by XCO2 Energy dated October 2016.

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

- 3 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) and external doors.
 - 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.

- 4 The proposed new residential flats as indicated on the submitted and approved plans shall be designed and constructed in accordance with Building Regulations Part M4 (2). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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.

- 5 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies in accordance with the requirements of policy CS13 of the London Borough of

Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Sustainability Statement by XCO2 Energy dated October 2016). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby approved shall be constructed in accordance with the approved energy statement (Sustainability Statement by XCO2 Energy dated October 2016) to achieve a 23.9% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 26% reduction in carbon dioxide emissions through renewable technologies. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The cycle storage area hereby approved shall be provided in its 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.

- 9 The refuse storage facility hereby approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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.

- 10 The windows shown to be obscure glazed on the plans hereby approved shall be obscure glazed and fixed shut up to a point 1.7m above floor level prior to occupation of the flats and shall be permanently retained, as such.

Reason: In order to prevent overlooking of neighbouring premises in accordance with the requirements of 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.

Informative(s):

- 1 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).
- 2 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.
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units

for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

- 7 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.
- 8 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £10,950 (219sqm x £50) for the Mayor's CIL and £109,500 (219sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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

Executive Director Supporting Communities