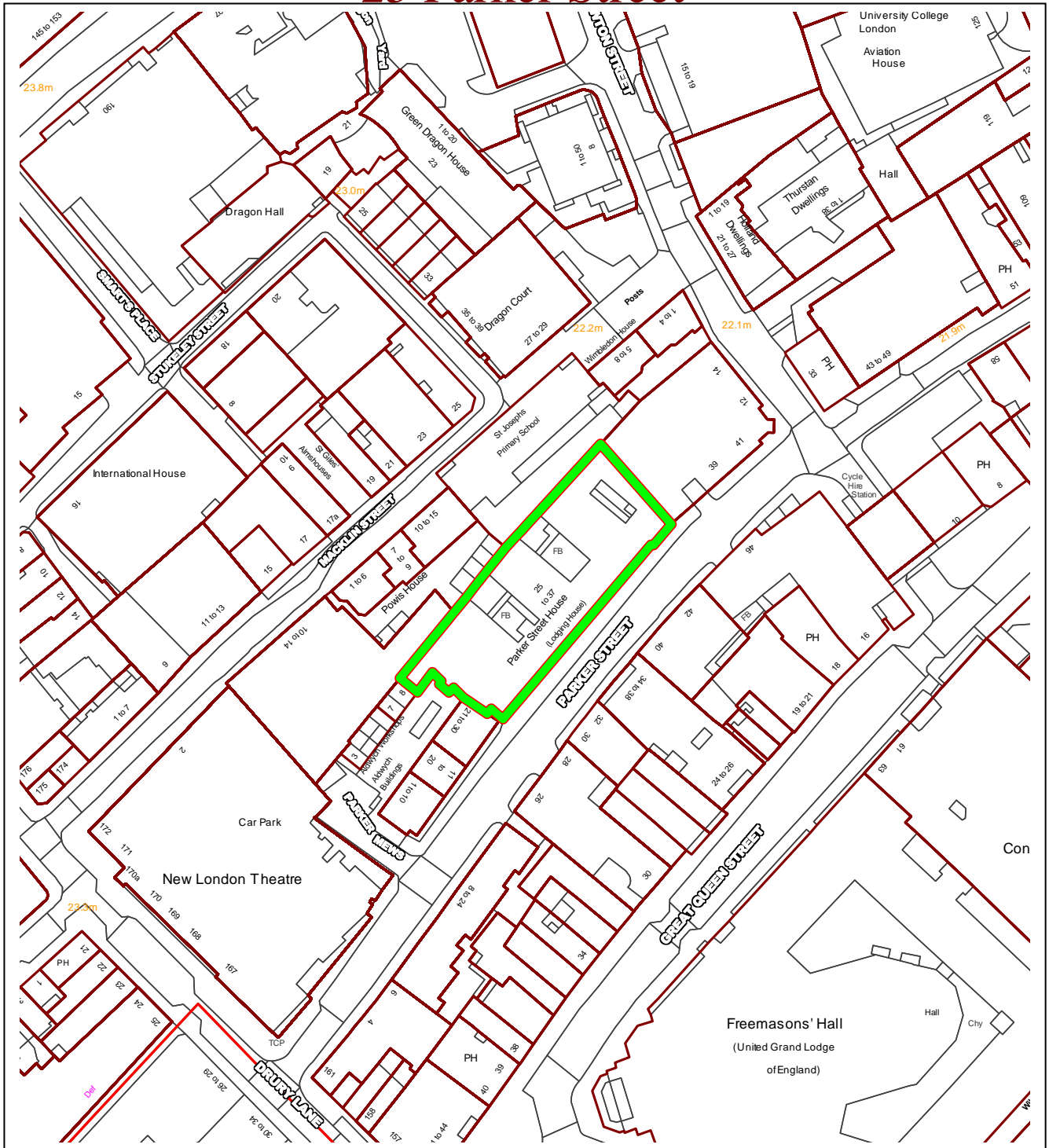


2016/7052/P – Parker House 25 Parker Street



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Approved front elevation

4.0 Parker Street Elevation



▲
Figure 1.8
Consented Parker Street Elevation

Proposed front elevation

4.0 Parker Street Elevation



▲
Figure 1.9
Proposed Parker Street Elevation

Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 01/03/2017	
				Consultation Expiry Date: 17/02/2017	
Officer			Application Number(s)		
Patrick Marfleet			2016/7052/P		
Application Address			Drawing Numbers		
Parker House 25 Parker Street London WC2B 5PJ			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of condition 2 (approved plans) of planning permission 2012/6132/P dated 30/08/2013 as amended by permission reference 2016/2601/P dated 10/08/2016 (Redevelopment of the site to provide 43 residential units within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3), namely for alterations to the fenestration of the retained front façade including elongation of ground floor lobby windows and revised balustrade design of roof extension.					
Recommendation(s):		Grant conditional permission subject to Deed of Variation			
Application Type:		Variation of Condition			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections
					00
Summary of consultation responses:		Site notice: 17/01/2017 - 07/02/2017 Press notice: 27/01/2017 - 17/02/2017 No objections received to date.			
CAAC/Local groups comments:		The Covent Garden Community Association have objected to the application on the following grounds: 1. Alterations to window design at levels 1-4 is wholly out of keeping with the character of the host neighbouring buildings and surrounding conservation area. 2. Proposed design is jarring and disappointing and inappropriate for a building in a conservation area. 3. Proposed horizontal glazing bar results in an unevenness that does not fit			

the buildings character, horizontal and vertical glazing bars should result in equal sized window panes.

Officer comment

1. *The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.*
2. *The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.*
3. *The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.*

Site Description

The application site is located on the north western side of Parker Street close to the junction with Newton Street to the east and Parker Mews to the west. The front elevation of the four/five storey building is faced in red brick at ground floor level and stock brick with red brick window dressings on the floors above. However, work has now commenced at the site to implement the approved scheme (2012/6132/P) for the demolition and re-development of the existing building (retaining original façade) to provide 43 residential units.

The site is located within the Seven Dials (Convent Garden) Conservation Area, it is not a listed building but is not identified as making a positive contribution to the character of the conservation area.

Relevant History

2012/6132/P & 2012/6143/C - Redevelopment of the site to provide 43 residential units (40 x private and 3 x affordable) within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3). Approved 30/08/2013.

2016/2601/P - Addition of a condition relating to construction contract timings and amendment to wording of conditions 34 and 35 (energy and sustainability details) to bring methodology in line with current policy of planning permission 2012/6132/P dated 30/08/2013 (for redevelopment of the site to provide 43 residential units). Approved 10/08/2016.

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Camden Local Plan Submission Draft 2016

D1 (Design)

D2 (Heritage)

A1 (Managing the impact of development)

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.

Assessment

1.0 PROPOSAL

1.1 Permission is sought for alterations to the fenestration and detailing of the retained front façade at the site which would include:

- Revised window design on front façade at levels 1 to 4. Existing windows replaced with double glazed timber sash fittings.
- Alterations to design of windows and doors at ground floor level utilising timber frames finished in a deep burgundy colour.
- Three elongated windows at ground floor level to serve the consented lobby area, timber frames with painted burgundy finish.
- Revised balustrade to balconies of roof extension in form of black metal railing.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2.2 The proposed lowering of the ground floor windowsill heights on the front elevation of the building by approximately 0.7m would represent a minor alteration that would maintain the existing fenestration hierarchy of the retained façade and would not have a significant impact on the character and appearance of the host building. Similarly, the painted burgundy finish of the ground floor window and door openings is a subtle acknowledgement of the glazed red brick banding of the existing facade and is considered to compliment the overall appearance of the building.

2.2.3 The proposed amendments to the windows at first to fourth floor level would result in a reduction in the number of glazing bars on each opening along with a reduction in the width of the central mullion, however; these alterations are considered minor and would not result in the unacceptable loss of historic fabric. Furthermore, whilst the proposed window design would offer a more contemporary aesthetic to the existing façade this is balanced by the proposed use of traditional white painted timber frame sash windows and integral glazing bars, which would offer the level of detail and finish that is considered appropriate for a positive contributor in a conservation area. Further details of all new front facing windows and doors will be secured by condition.

2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed alterations are considered to preserve and enhance the original character of the positive contributor, ensuring no undue harm is caused to the character and appearance of the surrounding conservation area.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

2.3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

2.3.2 The proposed alterations would not cause an undue loss of residential amenity to any neighbouring occupiers surrounding the site.

3.0 Other

3.1 Given that the original application for the site (ref: 2012/6132/P) was a Council own scheme, a shadow s106 was agreed and the various clauses added as conditions to the final decision notice. The site has since been sold by the council and the associated s106 agreement signed by the current owners of the site. Therefore, the shadow s106 clauses attached to the original permission have not been included within the conditions of the new decision notice but will be carried over as clauses within the Deed of Variation.

4.0 **Recommendation**

4.1 Grant conditional permission subject to Deed of Variation to secure the following Heads of Terms

- On site affordable housing;
- Contribution to off site affordable housing;
- Car Free;
- Construction Management Plan;
- Education Contribution;
- Energy Efficiency and Renewable Energy Plan and Sustainability Plan;
- Highways Contribution and Level Plans;
- Local Employment and apprenticeships;
- Local Procurement;
- Public Open Space contribution; and
- Environmental Improvement contribution

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th March 2017, 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'

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/7052/P**

16 March 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

Parker House
25 Parker Street
London
WC2B 5PJ

Proposal:

DECISION
Variation of condition 2 (approved plans) of planning permission 2012/6132/P dated 30/08/2013 as amended by permission reference 2016/2601/P dated 10/08/2016 (Redevelopment of the site to provide 43 residential units within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3), namely for alterations to the fenestration of the retained front façade including elongation of ground floor lobby windows and revised balustrade design of roof extension.

Drawing Nos:

Superseded plans

1588 (PL)211 rev.P1, 1588 (PL)212 rev.P1, 1588 (PL)213rev.P1, 1588 (PL)214 rev.P1, 1588 (PL)208 rev.P1, 1588 (PL)216 rev.P1

Plans for approval

A_10_301 02, A_PL_201 02, A_PL_202 02, A_PL_203 02, A_PL_204 02, A_PL_205 02, A_SK_170202, A_PL_110 02, A_PL_206 02, DP9 cover letter dated 22/12/2016, Heritage Statement dated 21/12/2016, Parker House Design Development dated December 2016.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 the original permission, reference 2012/6132/P dated 30/08/2013.

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: 1588(PL) 101 P1; 102 P1; -111 P1; -112 P1; -113 P1; -114 P1; -115 P1; -116 P1; -117 P2; -121 P1; -122 P2; -123 P1; -131 P1; -132 P1; -200 P2; -201 P2; -202; P1 -203 P2; -204 P2; -205 P3; -206 P2; -207 P1; -208 P3; -215 P3; -217 P1; -218 P1; -221 P1; -222 P1; -223 P1; -224 P1; A_10_301 02, A_PL_201 02, A_PL_202 02, A_PL_203 02, A_PL_204 02, A_PL_205 02, A_SK_170202, A_PL_110 02, A_PL_206 02, DP9 cover letter dated 22/12/2016, Heritage Statement dated 21/12/2016, Parker House Design Development dated December 2016.Planning, Design and Access Statement prepared by Paul Davis & Partners and Tibbalds Planning & Urban Design; Archaeological Desk Based Assessment prepared by CGMS; Draft Construction Management Plan prepared by EC Harris; Daylight & Sunlight Report prepared by GVA; Energy/ Renewable Statement prepared by Sustain Ltd; Sustainability Statement, prepared by EC Harris; Historic Building Report prepared by Donald Insall Associates Ltd; Transport Statement prepared by Peter Brett Associates; Tree Survey/ Arboricultural Statement prepared by CBA Trees; Noise Assessment prepared by Peter Brett Associates; Basement Impact Assessment prepared by Rolton Group Ltd; Flood Risk Assessment (BREEAM) prepared by Rolton Group Ltd; Ecology Assessment (CfSH) prepared by the Ecology Consultancy; Statement of Community involvement prepared by E C Harris; Parker House - offsite affordable housing offer Tybalds Estate prepared by Tibbalds January 2013; Lifetime Homes Compliance Checklist 4th January 2013; Demolition and Construction Noise Assessment prepared by Peter Brett Architects 7th February 2013; Site Waste Management Plan prepared by Keltbray 22nd January 2013; Outline Demolition Method Statement prepared by Keltbray 24 January 2013; Demolition noise level plans prepared by Peter Brett Architects February 2013; Tibbalds email 7th February 2013 entitled Cycle stores: Parker; Tibbalds letter 9th January 2013 entitled Additional Information to support Parker House Application; Tibbalds letter 1st February 2013 entitled Parker Street- Additional Information;

Tibbalds letter 7th February entitled Response to St Joseph's RC Primary Schools letter of 9th January 2013; GVA Grimley letter 23 January 2013 and associated appendices entitled Parker House, Parker St & St. Joseph's School - Daylight & Sunlight; Amended Schedule of accommodation entitled 5357 Master Schedule_all units 080213 Final3(3); Preliminary Ecological Appraisal prepared by the Ecology Consultancy dated 29.01.2013.

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

- 3 The following samples and/or details of materials shall be submitted to and approved by the Local Planning Authority in writing before the relevant parts of the work are begun

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Samples and manufacturer's details of new facing materials including windows and door frames, glazing, balconies, metal cladding with a full scale sample panel of all facing brickwork of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The method statement of all materials to be salvaged and reused on the Aldwych Workshops shall be implemented strictly in accordance with the details approved in connection with application 2016/1120/P dated 30/03/2016.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A) All matters relating to archaeological mitigation at the site shall be implemented strictly in accordance with the details approved in connection with application 2016/1678/P dated 19/04/2016.

B) No development (including demolition) shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No impact piling shall take place at the site other than in accordance with the details approved in connection with application reference 2016/4925/P dated 01/12/2016. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 7 The monitoring of the critical basement construction works by a suitably qualified engineer shall be implemented strictly in accordance with the details approved in connection with application 2016/1119/P dated 08/04/2016.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 8 All tree protection measures shall be implemented strictly in accordance with the details approved in connection with application 2016/1754/P dated 19/04/2016.

Reason: In order to conserve and enhance the biodiversity of the site in accordance with Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 9 Details of hard and soft landscaping including tree/plant species and sizes, all hard landscape materials, play structures, and means of enclosure of all unbuilt, open areas shall be submitted to and approved in writing by the local planning authority before the relevant parts of work are begun. Such details shall include a summary of consultation with residents of Aldwych Buildings and whether the scheme has changed as a result, details on how the spaces are accessible by all including details on level access, ramp gradients, landings, handrails, step dimensions, colour contrast nosings etc. Implementation of the hard and soft landscaping and the boundary

treatment shall be carried out in accordance with the approved details.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 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.

- 10 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the relevant part of the development. Any newly planted 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 satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies CS14, and CS15 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 The construction and maintenance of the biodiverse, substrate based living roof shall be implemented strictly in accordance with the details approved in connection with application 2016/1122/P dated 08/04/2016.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 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

- 12 The development shall at all times be implemented and managed in accordance with the measures recommended in the Ecology Statement prepared by the Ecology Consultancy dated 27.09.12, and the Preliminary Ecological Appraisal prepared by the Ecology Consultancy dated 29.01.2013, and prior to the relevant parts of the works commencing. Details of bird and bat nesting boxes / bricks and details of measures taken to enhance local populations of Biodiversity Action Plan priority species shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include the exact location, specification and design. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: In order to conserve and enhance the biodiversity of the site in accordance with Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 13 All of the following windows, as denoted on approved plans 1588(PL) 208 P2 and 216 P1 shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the extensions hereby permitted and shall be permanently retained and maintained thereafter:
- Ground floor hallway window to unit S2 at Aldwych Workshops
 - All panes adjacent to entrance doorways to units S1 and S2 at Aldwych Workshops;
 - The north eastern most first floor window to unit S2 at Aldwych Workshops;

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 14 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 15 No plant or machinery shall be installed on the external parts of the building other than in the areas indicated as basement HRV plant area, Boiler & CHP area, water tank and booster area, electricity meters in the main building and the ground floor substation in Aldwych Workshops, on the approved plans.

Reason: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 16 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 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.

- 17 The construction management plan shall be implemented strictly in accordance with the details approved in connection with application 2016/2154/P dated 06/07/2016.

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.

- 18 Glazing to the residential units and the proposed whole house ventilation system shall achieve "good" internal noise levels as per BS 8233 and the WHO internal noise levels guides and these levels shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of future occupants 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

- 19 The refuse/recycling storage areas shown on the approved drawings in the basement of the main building and the ground floor of Aldwych Workshops shall be provided prior to occupation of the development and shall thereafter be permanently retained and used for no purpose other refuse/recycling storage areas, unless otherwise agreed in writing by the local planning authority.

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.

- 20 The 75 spaces (70 basement spaces and 5 at Aldwych workshops) shown on the approved drawings in the basement of the main building and the courtyard to the rear of Aldwych Buildings shall be provided prior to occupation of the development and shall thereafter be permanently retained and used for no purpose other than for the parking of bicycles for users and occupiers of the development, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Policies CS5 and CS11 of the London Borough of Camden Local

Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 21 The planters, storage boxes and cycle storage boxes shown on the approved drawings in courtyard to the rear of Aldwych Buildings shall be provided prior to occupation of the development and shall thereafter be permanently retained and used for no purpose other planting, storage and cycle parking, unless otherwise agreed in writing by the local planning authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to ensure that sufficient provision for storage and cycle users in accordance with Policies CS5 , CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 22 The details of the solar panels to be used on the buildings shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include a scale roof plan, elevation, section and manufacturers details. The relevant part of the development shall thenceforth not be occupied without the installation of such technologies. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises, the setting of the neighbouring listed buildings and the character of the conservation area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 23 Within 8 months of the commencement of demolition works at the site the applicant shall have entered into a contract with a contractor for the construction of the development securing completion of the development within a fixed timescale to be agreed by the Council.

Reason: To protect the visual amenity of the area in accordance with the requirements of Policy CS14 of the Camden Local Development Framework Core Strategy and Policy DP25 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 2363).

- 2 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@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.
- 3 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.
- 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 be 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 With regard to condition 9 you are advised to use native species of UK origin and to have diversity tree planting.
- 6 With regard to condition 11 you are advised that Sedum blankets on this site are not considered sufficient to provide the level of biodiversity required. Green/brown roofs should provide a high level of biodiversity and should have a substrate depth of at least 100mm into which vegetation can be planted or meadows sown.

- 7 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combine public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 8 Thames Water requests that the applicant should incorporate within their proposal protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 9 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 10 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a 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.
- 11 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.
- 12 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.

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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION