

27 King's Mews 2015/6893/P & 2016/3843/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

1 SW View 25-30 King's Mews (27 outlined in red)



2 North View along mews



3. NE View



Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		(i) 02/02/16 (ii) 02/09/16	
				Consultation Expiry Date:		(i) 04/02/16 (ii) 18/08/16	
Officer			Application Number(s)				
Rob Tulloch			(i) 2015/6893/P (ii) 2016/3843/P				
Application Address			Drawing Numbers				
27 King's Mews London WC1N 2JB			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Erection of a three to four storey plus basement building comprising 3x flats with 2nd and 3rd floor terraces (Class C3) following demolition of existing office/warehouse (Class B1/B8)							
(ii) Erection of a three to four storey plus basement office building (Class B1) with 2nd and 3rd floor terraces following demolition of existing office/warehouse (Class B1/B8)							
Recommendation(s):		(i) Grant Conditional Planning Permission Subject to a Section 106 Agreement (ii) Grant Conditional Planning Permission Subject to a Section 106 Agreement					
Application Type:		(i) Full Planning Application (ii) Full Planning Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	(i) 36 (ii) 42	No. of responses	(i) 03 (ii) 02	No. of objections	(i) 03 (ii) 02
Summary of consultation responses:		<p>(i) 2015/6893/P Site notice 14/01/2016 – 04/02/2016 Press advert 14/01/2016 – 04/02/2016</p> <p>26 King's Mews and <u>Hugh Cullum Architects</u> on behalf of no. 26</p> <ul style="list-style-type: none"> Overlooking from proposed 3rd floor bedroom window and 3rd floor roof terrace to 2nd floor living room, 1st/2nd floor staircase, and 1st floor kitchen through rooflight and to 2nd floor terrace Loss of daylight/sunlight to rooflight which provides substantial amount of daylight to house, and proposed additional storey would prevent sunlight till afternoon Boundary drawn incorrectly and plans show walls extending onto the curtilage of no. 26 by 300mm <p>Officer response: <i>It is not considered that there would be overlooking from the 3rd floor window due to the distance it is set back from the front, the</i></p>					

application has been revised to set the roof terrace in from the boundary with no. 26, the daylight sunlight report shows no difference in the impact of the proposal on no. 26 compared to the extant scheme (see amenity section). The plans have been revised to show the correct boundary.

NB: The objections relate to an approved scheme at no 26 which has not been implemented

2 Kings Mews

- Loss of light, reduction in daylight should be no more than 0.8 times former value, previous plans were rejected on the basis of height
- Overlooking from proposed 2nd, 3rd and 4th storeys
- Design contrary to 2006 UDP (*sic*) – increased height would be out of character with the mews and recent proposals above two storeys have been refused
- Basement will affect the overall safety of the mews

Officer response: The daylight sunlight report shows no difference in the impact of the proposal on no. 2 compared to the extant scheme. Overlooking is not considered to be significant given the tight urban grain (see amenity section). The design is similar to the extant scheme, and the height similar to the original scheme for this side of the mews (nos. 23-30) and the recent appeal decision at no. 28. (See design section) The BIA has been independently reviewed.

(ii) 2016/3843/P

Site notice 27/07/2016 – 17/08/2016
Press advert 28/07/2016 – 18/08/2016

49 Gray's Inn Road objects to potential noise from construction.

Officer response – *not a planning consideration*

2 Kings Mews objects on the same grounds as above

CAAC/Local group comments:

Bloomsbury CAAC were notified, but did not respond

Greater London Archaeological Advisory Service comment that that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding.

Site Description

The application site forms part of a two storey commercial building occupying nos. 26-28 King's Mews. The building was formerly in use as a storage facility for an adjacent retail unit on Gray's Inn Road, but is now vacant.

The eastern side of the mews, of which the application site forms a part, comprises two and three storey post-war light industrial buildings bookended by taller residential buildings on the corners of Theobald's Road and Northington Street.

The eastern side of the mews has historically been a mixture of commercial uses including office and light industrial (B1) and storage (B8), many of which are now vacant. The western side of the mews comprises more recent two and three storey residential development, again with taller buildings at each end and has undergone piecemeal redevelopment, and is now a mixture of flats and single dwellings. The surrounding area is a mix of uses, predominantly offices (B1) and residential (C3), with the busy thoroughfares of Theobald's Road and Gray's Inn Road to the south and east respectively.

The site is in the Bloomsbury Conservation Area and also lies within the Central London Area and an archaeological priority area

Relevant History

27 King's Mews

2012/3125/P & 2012/3126/C Demolition of existing warehouse (Class B1/B8) and erection of a three storey 3 bedroom dwelling house (Class C3). Recommended for approval by development Control Committee on 18/10/2012, but withdrawn by the applicant before the Section 106 Agreement was signed.

2013/1002/P & 2013/2081/C Erection of a three storey plus basement dwelling house with second floor terrace (Class C3) following partial demolition of existing office/warehouse (Class B1/B8). Granted 24/12/2013

23-30 Kings Mews & 43-45 Gray's Inn Road

2009/0710/P & 2009/0711/C Redevelopment of the site following the demolition of the existing 2 and 3 storey storage buildings at 23-30 Kings Mews including the erection of a new part 3, part 4 storey building to accommodate 18 private residential flats (10 x 1 bed, 5 x 2 bed, 3 x 3 bed), and erection of rear extension at first to third floor levels and mansard roof extension at fourth floor level at 43-45 Gray's Inn Road and provision of a new shopfront associated with the retained retail use at ground and basement floor levels, and change of use of the upper floors from part offices and part residential to a wholly residential use to accommodate 7 affordable flats (3 x 1 bed, 3 x 2 bed, 1 x 4 bed). Granted 13/05/2009, but not implemented

26 King's Mews

2012/3101/P & 2012/3159/C Erection of a three storey dwelling house (Class C3) following the demolition of existing 2-storey office/warehouse (Class B1/B8). Recommended for approval by development Control Committee on 18/10/2012, but withdrawn by the applicant before the Section 106 Agreement was signed.

2013/7847/P Erection of 3 storey 3-bedroom dwelling house with basement (Class C3), following demolition of existing office/warehouse (Class B1/B8). Granted 13/02/2015

28 King's Mews

2012/3113/P & 2012/3190/C Erection of a three storey building to provide two flats with second floor terrace (Class C3) following partial demolition of existing office/warehouse (Class B1/B8). Granted 07/02/2013

2013/1367/P Erection of a 4 storey building with basement and terraces at front second and third floor levels to provide a dwelling house (Class C3) following the demolition of the existing building (Class B1/B8). Refused 01/08/2013

2013/1368/P Erection of a 4 storey building with basement with terraces at front second and third floor levels to provide a maisonette at 1st-3rd floor levels (Class C3) and office/warehouse use at ground and basement levels following the demolition of the existing building (Class B1/B8). Refused

01/08/2013.

The primary reason for refusal for both applications (2013/1367/P & 2013/1368/P) was scale, bulk, massing and design, with additional reasons relating to the absence of a legal agreement for car-free housing, construction management plan, highways contribution, and sustainability review.

A subsequent appeal against the part-residential scheme (2013/1368/P) was allowed 05/09/2014. The Inspector considered that the Council had already approved a more comprehensive scheme of similar height (23-30 Kings Mews 2009/3877/P), and that the proposed design would enhance the character and appearance of the street scene and conservation area.

2013/4839/P Erection of a 3 storey plus basement 3-bedroom dwelling house (Class C3), following demolition of existing office/warehouse (Class B1/B8). Granted 07/03/2014

2013/4840/P Erection of a 3 storey plus basement building comprising B1/B8 use at basement and ground floor level and a 2-bedroom maisonette (Class C3) at first and second floor, following demolition of existing office/warehouse (Class B1/B8). Granted 07/03/2014

29-30 King's Mews

2012/3877/P Erection of new façade and second and third storeys following partial demolition of existing building in association with the change of use from warehouse/office at ground and first floors (Class B1/B8) and flat on second floor (Class C3) to 2 x studio flats at ground floor and 1 x 3 bedroom maisonette at 1st, 2nd & 3rd floors (Class C3). Granted 18/07/2013

2015/5080/P Variation of condition 2 (development in accordance with approved plans) pursuant to planning permission granted on 18/07/13 (ref 2012/3877/P) for works of alteration and extension in association with a change of use from warehouse/office at ground and first floors (Class B1/B8) and flat on second floor (Class C3) to 2 x studio flats at ground floor and 1 x 3 bedroom maisonette at 1st, 2nd & 3rd floors following partial demolition of existing building in association (Class C3) to allow for minor material amendment to include increase in height of building by 500mm and minor alterations to front elevation. Granted 29/04/2016

Relevant policies

LDF Core Strategy and Development Policies

- CS1 Distribution of growth
 - CS5 Managing the impact of growth and development
 - CS6 Providing quality homes
 - CS8 Promoting a successful and inclusive Camden economy
 - CS11 Promoting sustainable and efficient travel
 - CS13 Tackling climate change and promoting higher environmental standards
 - CS14 Promoting high quality places and conserving our heritage
 - CS15 Protecting and improving our parks and open spaces & encouraging biodiversity
 - CS19 Delivering and monitoring the Core Strategy
-
- DP2 Making full use of Camden's capacity for housing
 - DP5 Homes of different sizes
 - DP6 Lifetime homes and wheelchair homes
 - DP13 Employment sites and premises
 - 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
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and lightwells
DP32 Air quality and Camden's clear zone

Camden Planning Guidance 2015

Bloomsbury Conservation Area Appraisal and management Strategy 2011

London Plan 2016

NPPF 2012

Assessment

1 Proposal

1.1 Two applications are for consideration which both involve the demolition of the existing building, and the erection of a part three/part four storey, plus basement, building. The external appearance of both schemes is identical, the only difference being the proposed use, with the first scheme (2015/6893/P) proposing three flats and the second scheme (2016/3843/P) proposing an office use which would provide 261sqm of office floorspace (an uplift of 117sqm). The main issues are.

- Land use
- Design
- Standard of proposed residual accommodation
- Amenity
- Basement impact
- Transport
- Sustainability
- CIL

Background

1.2 King's Mews was historically commercial in nature, with the conversion to residential uses beginning on the western side of the mews in the 1970s. The eastern side of the mews, of which the application site forms a part, still predominantly comprises commercial buildings, but these have been vacant for a number of years.

1.3 Permission was originally granted in 2009 for the redevelopment of the eastern side of the mews (nos. 23-30 King's Mews and 43-45 Gray's Inn Road) to erect a part three/part four storey block of 18 flats, but this was not implemented. Since then, the site was sold off as separate units and numerous applications have been determined, and there are a number of extant permissions for the demolition of individual buildings and the erection of new dwellings.

1.4 The application site has permission for the erection of a three storey, plus basement, dwellinghouse (2013/1002/P & 2013/2081/C) which expires 24/12/2016. The design of the proposed buildings is almost identical in design to the approved building, except for the addition of a recessed fourth floor. A similar application was granted on appeal at the adjoining property no. 28 King's Mews in 2014 (ref. 2013/1368/P)

2 Land use

2015/6893/P

- 2.1 Whilst there is a general presumption within the LDF to protect business floorspace where there is potential for that use to continue, it has previously been considered that the existing building, and others on this side of the mews, are not suitable for a continued business use.
- 2.2 The buildings at 23-30 Kings Mews were formerly occupied as storage/warehousing (Class B8) in association with a retail unit at 43-45 Gray's Inn Road, and the application site has been vacant since 2009. The previous scheme accepted the loss of B1/B8 floorspace, and the original larger scheme (2009/0710/P) accepted the loss of 1,175sqm of B8 floorspace across nos. 23-30 King's Mews as evidence was submitted demonstrating that the site was no longer viable.
- 2.3 Since these decisions, the loss of commercial floorspace has been accepted at nos. 20-21, 23-24, 25, 26, 28 and 29-30. The overall consensus being that there was a surplus of office floorspace in the area and that the existing buildings in the mews were in poor condition and could not provide the standard of modern accommodation that would be expected for the area.
- 2.4 As all of the permissions are extant (except no. 25 which is nearing completion), and taking into account the condition of the buildings and history of vacancy, there remains no objection to the loss of commercial floorspace in this instance.

2016/3843/P

- 2.5 As mentioned above the existing building is no longer considered suitable for a continued or alternative business use, but the provision of new, high quality office space (261sqm) would be welcomed and partly retain the mixed use character of the mews.

3 Design

- 3.1 The application site forms part of a two storey warehouse building dating from the late 50's/early 60's and forms part of a group of post-war mews buildings. Its form and scale is generally in keeping with the scale of the mews, but the quality and detailed design are unremarkable. As such its demolition is considered acceptable, subject to a suitable replacement building. The principle of demolition was originally agreed in 2009, for the wider area.
- 3.2 The proposed building is a contemporary approach to a mews house. The building is to be constructed in stock brick with large glazed openings. It presents a two storey elevation to the mews matching the existing parapet level. The second floor (third storey) is set back to reduce its impact on the mews. All these elements are identical to the existing permission which was considered acceptable as it would enhance the appearance of the mews. As with the approved scheme, details of facing materials will be secure by condition.
- 3.3 The only difference between the current design and the approved scheme is the addition of a 3rd floor (fourth storey). This additional floor would be set back 5m from the front elevation and 3.3m from the already set back second floor (third storey) so as not to harm the character of the mews. It would be clad in zinc to match the approved 3rd floor of 28 Kings Mews, and to differentiate it from the lower storeys. It would have limited visibility in direct views due to the narrowness of the mews. It would be visible in long views south, but would be the same height, and similar design, to the approved scheme at no. 28 and the same height as the approved scheme at 29-30 and the taller residential block behind it on Theobald's Road.

3.4 No. 29-30 was historically taller than the rest of the mews which is largely two storeys. The recent planning history for the mews has been for three storey dwellings with the top floor set back. The Council refused permission for two associated four storey schemes at no. 28 in 2013 (following approval for three storey development) as it was considered that the scale, bulk, massing and design would be out of context with the mews setting. One of these was successfully appealed (2013/1368/P) with the Inspector determining that a third floor would be acceptable:

“Setting the proposed third floor back would mean that it would not be seen from street level along the majority of the Mews. It would be perceptible from its junction with Northington Street, but would not be at all prominent from here. Furthermore, from here it would be seen either against the approved development of Nos 29-30, were it to be built, or the very high buildings on Theobald’s Road. In either eventuality, the resultant building, which I found to be at the southern end of the Mews rather than in its middle, would not appear incongruous or dominant in the street scene, and this would retain its intimate quality.”

3.5 In coming to his decision, the Inspector also noted the 2009 scheme (nos. 23-30) which comprised four storeys above ground level, with only the top floor set back, and stated *“Whilst there are differences between that scheme and this, in terms of its comprehensive nature and land ownership for example, it demonstrates that the Council has found four floors of accommodation here to be acceptable”*

and

“Whilst that scheme is no longer extant, it established that the Council considered that degree of height, massing and scale to be appropriate. I do not find this proposal to be less acceptable in these terms because it is not part of a comprehensive scheme, or because its living accommodation might be at different levels”.

3.6 Taking into account the height and bulk of the original 2009 scheme and the precedent this has been afforded by the recent appeal decision, it is considered that the proposed height and massing incorporating a set back fourth storey, would not harm the character or appearance of the street scene or wider conservation area. The overall design and use of materials, being broadly similar to what was previously approved for the site and similar to the appeal scheme at no. 28, are also considered to enhance the character and appearance of the conservation area and the proposal would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

4 Standard of proposed residual accommodation (2015/6893/P)

4.1 The residential scheme would provide 3x flats: 1x 3-bed at basement and ground floor level (122sqm GIA), 1x 2-bed at 1st floor level (62sqm), and 1x 4-bed at 2nd and 3rd floor level (110sqm). The Gross Internal Areas (GIA) of all flats and bedrooms would meet the DCLG housing standards.

4.2 The upper floor flats would have good outlook and daylight / sunlight. The basement would receive light and natural ventilation via front and rear lightwells. The 4-bed flat would have outdoor amenity space in the form of terraces at 2nd and 3rd floor levels. Bin storage would be provided within the communal entrance.

4.3 The applicant has also submitted a Lifetime Homes statement, which although no longer required, indicates that the proposed dwellings would offer the necessary adaptability to foster accessible living. New residential is now required to comply with part M 4(2) of the Building

Regulations, and a condition will require the development to be built in accordance with the above regulations.

- 4.4 As such the standard of proposed residential accommodation is considered acceptable and would comply with policies DP2 and DP6.

5 Amenity

Daylight/sunlight

- 5.1 The applicant submitted a sunlight daylight report by Waldrams. This considered the impact of the proposals on nos. 1, 2, 4 26 & 28 Kings Mews, and 39-45 Gray's Inn Road.
- 5.2 Nos. 26 and 28 have consented schemes (for demolition and the erection of new dwellings) which have not been implemented. 39-45 Gray's Inn Road is residential above ground floor level and has permission for extensions to the rear which are currently under construction. In light of this, the report considers three scenarios all taking into account the approved scheme at Gray's Inn Road: (i) the proposed scheme with the approved scheme and the consented schemes at 26 and 28, (ii) the proposed scheme with the existing building at no. 27 and the consented scheme at 26 and 28 (iii) the proposed scheme with the existing building, and the existing buildings at 26 and 28.
- 5.3. The report concludes that there would be some loss of daylight to the rear of nos. 39-45 Gray's Inn Road, however although there would be a loss of VSC greater than 20% in 7 rooms on the 1st and 2nd floors, 5 of the rooms would continue to meet BRE guidelines for daylight distribution, and the other two would only be marginally beyond the 20% considered acceptable by the BRE guidelines. One living room window (R2) at 39-45 Gray's Inn Road would also see a loss in sunlight, however the impact on sunlight and daylight of the proposed schemes would not be materially different from the approved scheme.
- 5.4 There is an objection (to the first scheme only) from no 26 that the proposal would impact on sunlight and daylight received from the rooflights of the approved building at no. 26. BRE guidelines do not consider sunlight via rooflights and are mainly concerned with sunlight to living rooms windows that face within 90° of due south. The daylight sunlight report, which relied on the approved drawings for no. 26, indicate that there would be no loss of daylight to any of the rooms to the approved scheme at no. 26 compared to the approved scheme. Moreover, the proposed additional storey would not surround no. 26, but would take up approximately 8m (two thirds of the length of the building) at the boundary with no. 26, with the rooflight of no. 26 being unobstructed in all other directions.

Overlooking

- 5.5 The introduction of another floor with terrace at the front is not considered to adversely affect the privacy of neighbours. The proposed 3rd floor terrace would be set back from the front by 3.3m and the 3rd floor windows set back from the front of the building by 5m. The proposed building at no. 26 is three storeys, with its third storey set back 1.5m in line with the third storey of the application site, as such it would not be possible to overlook any windows, rooflights or the terrace of no. 26 from the 3rd floor windows. As the 3rd floor terrace is set back 3.3m, from the front of the 2nd floor, it is not considered that overlooking to the neighbouring 2nd floor terrace at no. 26 would be possible, however there would have been potential to look down through the large rooflight to the living and dining area of the top floor of no. 26. To mitigate this, the balustrading has been set in from the boundary by 800mm which would reduce overlooking to very acute views of the neighbouring terrace, and through the rooflight, only from the northern

end of the roof terrace. The application site directly faces no. 4 King's Mews, and as this property (and no. 2) are two storeys there would be no direct overlooking from the windows or terrace at 3rd floor level.

- 5.6 The windows would be less than the 18m normally considered the minimum distance to protect privacy, but due to the narrowness of the mews and the central London location this level of separation has been acceptable when considering the impact on privacy of the approved 2nd floor terraces and windows of the approved schemes at the application site and neighbouring sites.
- 5.7 The Inspector noted "*Given its restricted width, a degree of overlooking is inevitable with regards to properties on either side of King's Mews. There are already windows at first floor level and the proposed terraces would allow views down towards the properties opposite, rather than directly in to them. As such, the impact on those properties would be acceptable in this regard.*"
- 5.8 At the rear, the third floor windows will feature louvres similar to those approved at 2nd floor level to prevent overlooking to the rear of Gray's Inn Road, details of which will be secured by condition.
- 5.9 As such, the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26.

6 Basement

- 6.1 The proposed basement would have a footprint of approximately 86sqm (6.4m x 13.4m) with an external depth of approximately 3.6m below ground level. The BIA identifies the underlying strata to be made ground above London Clay, with groundwater encountered at 3.6 – 4.1m below ground level.
- 6.2 The proposed basement has the same dimensions as the approved scheme and the applications were accompanied by the original BIA. This was prepared by Campbell Reith and the BIA assessed the basement impact of the schemes at nos. 26 - 28. The BIA was assessed against the planning guidance of the time and considered acceptable. However the current CPG4 requires independent assessment of BIAs if they progress beyond the screening stage.
- 6.3 The BIA has been reviewed by LBH Wembley who determined further information would be required as the BIA comprised only the screening and scoping stages and did not include a consideration and assessment of the impacts with any specific scheme or construction methodology.
- 6.4 The applicant duly submitted an addendum by Techniker relating solely to no. 27 and responding to the points raised by LBH. Having reviewed the additional information, LBH advised that the additional information now describes a specific construction sequence and methodology and proceeds to consideration and assessment of the stability and groundwater impact associated with the proposed construction methodology, and includes a detailed monitoring plan. LBH conclude that the submission now meets the requirements of DP27 and CPG4 in respect of maintaining the structural stability of the building and any neighbouring properties, avoiding any adverse impact on drainage and run-off, or causing other damage to the water environment, and avoiding cumulative impacts. As with the approved scheme, a condition will require details of the basement engineer to be submitted for approval by the Council.

7 Transport

Car-free

- 7.1 The site is situated in the Clear Zone Region with excellent access to public transport (PTAL 6b). The site is within the Kings Cross Controlled Parking Zone (CPZ) CA-D. In line with policy DP18 all flats would be required to be car-free. The B1 use would also be required to be car free to prevent future occupiers from applying for a business parking bay/permit. This would be secured via legal agreement.

Construction Management Plan (CMP)

- 7.2 Although the proposals for the site are relatively small, as they are for demolition and a completely new build, it is recognised that there could be a cumulative impact of construction. This will result in a number of construction vehicle movements to and from the site, which will have a significant impact on the local transport network. This is of concern as the site is located within a tight mews environment and within the Clear Zone Region which is a highly constrained area in regard to transport.
- 7.3 Given the constrained nature of the Mews area, Construction Management Plans are required for all developments in the mews. This will be secured as part of a Section 106 agreement in line with policy DP21 which seeks to protect the safety and operation of the highway network.

Highways Works Immediately Surrounding the Site

- 7.4 In order to tie the development into the surrounding urban environment a financial contribution will be required to repave the highway/footway adjacent to the site on King's Mews. It was previously considered that a footway should be provided along the frontage of the application site and neighbouring buildings to reduce the instances of conflict between pedestrians and vehicles using Kings Mews as the proposed residential units will directly access the Mews, in line with policy DP21. The highways works contribution would also allow damage caused to the highway (in the area of the proposed highways works during construction) to be repaired. This work, and any other work that needs to be undertaken within the highway reservation, would need to be secured through a Section 106 agreement. The contribution will also fund the relocation of the existing disabled bay outside no. 26 King's Mews, which was part of the previous pooled Highways contribution for the site and neighbouring properties. Highways have not yet confirmed where the bay will be relocated to.

Cycle storage

- 7.5 Two cycle storage/parking spaces per residential unit are required in line with the London Plan. The proposal indicates space for 2x cycles at ground floor level. No storage is proposed for the upper floor flats, however it is recognised that there is limited space available at ground floor level, and the lack of storage for the upper floor flats is considered acceptable in this instance. A condition will ensure that the proposed cycle storage is implemented and retained prior to occupation. There is no policy requirement for cycle storage for a B1 use of this size.

8 Sustainability

- 8.1 The new building is expected to use a combination of green roofs, and solar water heating/photovoltaics, details of which will be secured by condition. The design and access statement indicates the building will achieve a 20% reduction in CO2 emissions, beyond 2013 Part L using sustainable and energy efficient measures such as low energy lighting, passive ventilation, and the use of a minimum of B-rated materials. The Council requires new residential

development to submit a sustainability statement demonstrating how the development mitigates against the causes of climate change and adapts to climate change. A condition will require a sustainability statement to be submitted and approved prior to construction.

- 8.2 Water efficient fixtures and fittings to reduce water consumption to a maximum of 105 lt/day are also proposed and a condition will require evidence to demonstrate that such water efficiency has been achieved.

9 Community Infrastructure Levy

- 9.1 The proposals would result in an uplift of 117sqm (NIA), however as the buildings have been vacant for a number of years it is likely that a CIL contribution would be payable for the whole development (approximately 320sqm).
- 9.2 Both schemes would be liable for the Mayoral CIL £16,000 (320sqm x £50). The residential contribution would be £160,000 (320sqm x £500), whilst the office contribution would be £14,400 (320sqm x £45).

10 Recommendation:

- (i) Grant conditional planning permission subject to a section 106 agreement for car-free housing, CMP, and highways contribution
- (ii) Grant conditional planning permission subject to a section 106 agreement for a car-free housing, CMP and Highways 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 19th September 2016, 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'.

NWA
56 Great Western Studios
65 Alfred Road
London
W2 5EU

Application Ref: **2015/6893/P**

15 September 2016

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:
27 King's Mews
London
WC1N 2JB

Proposal:
Erection of a three to four storey plus basement building comprising 3x flats with 2nd and 3rd floor terraces (Class C3) following demolition of existing office/warehouse (Class B1/B8)

DECISION
Drawing Nos: Site Location Plan 115_P4_A1000; 115_P4_A1200 Rev 02; 115_P4_A1201 Rev 02; 115_P4_A1300; 115_P4_A1400 Rev 01; 115_P4_A1400A Rev 01; 115_P4_A1401A Rev 01; 115_P4_A1401 Rev 01; 115_S1400; 115_S1300; 115_S1201; 115_S1200; Basement Impact Assessment Design Note by Techniker dated 07/07/2016; Daylight & Sunlight Report by Waldrams dated 08/12/2015; Design and Access Statement Rev)1 dated 27/11/2015; Worcester Bosch Solar Water Heating Spec; Bauder Green Roof Section

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 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 115_P4_A1000; 115_P4_A1200 Rev 02; 115_P4_A1201 Rev 02; 115_P4_A1300; 115_P4_A1400 Rev 01; 115_P4_A1400A Rev 01; 115_P4_A1401A Rev 01; 115_P4_A1401 Rev 01; 115_S1400; 115_S1300; 115_S1201; 115_S1200; Basement Impact Assessment Design Note by Techniker dated 07/07/2016; Daylight & Sunlight Report by Waldrams dated 08/12/2015; Design and Access Statement Rev)1 dated 27/11/2015; Worcester Bosch Solar Water Heating Spec; Bauder Green Roof Section

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

- 3 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13 (Tackling climate change and promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to first occupation of the building, details showing the location and extent of photovoltaic cells/solar water heaters to be installed on the building and manufacturer's specifications shall have been submitted to and approved by the Local Planning Authority. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: In order to secure appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with the requirements of policy CS13 (Tackling climate change and promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The proposed development shall not be occupied until the whole of the cycle parking provision shown on the approved drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The details of the facing materials to be used on the building, including the louvers to the rear elevation, 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. 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 and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 7 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 8 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

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.

- 9 No demolition or development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved by the local planning authority in writing. The development shall then only take place in accordance with such details as have been approved, and
- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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.

- 10 All windows to the rear elevation identified on drawing numbers P4 115_A1401 Rev 01 and P4 115_A1401A Rev 01 as being obscure glazed or louvred shall be installed as such prior to occupation and permanently retained as such thereafter.

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

- 11 The green roofs hereby approved shall not be used as amenity space and shall be accessed for maintenance purposes only.

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

- 12 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 13 Prior to construction the development hereby approved shall submit a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development to be approved by the Local Planning Authority. 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 policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 14 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2).

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.

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 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 Compliance and Enforcement team [Regulatory Services], 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.

3 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 £16,000 (320sqm x £50) for the Mayor's CIL and £160,000 (320sqm 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.

4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

5 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

6 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.

7 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. The archaeological condition is exempt from deemed discharge under schedule 6

of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 8 Due to the proximity of the proposed basement to the public highway you are required to submit an application for "Approval in Principal" to the Council's Highways Team. Please contact Shane Greig shane.greig@camden.gov.uk 020 7974 8980 for further details.

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

DRAFT

Supporting Communities Directorate

DECISION

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/3843/P**

15 September 2016

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:
27 King's Mews
London
WC1N 2JB

Proposal:
Demolition of existing office/warehouse (Use Class B1/B8) and erection of new office building (Use Class B1) comprising ground floor plus three upper floors and basement level

Drawing Nos: Site Location Plan 116_P4_A1000; 116 A1200 Rev 05; 115_P4_A1201; 116_P4_A1300; 116_P5_A1400 Rev 01; 116_P5_A1400A Rev 01; 116_P5_A1401A Rev 01; 116_P5_A1401 Rev 01; 116_S1400; 116_S1300; 116_S1201; 116_S1200; Basement Impact Assessment Design Note by Techniker dated 07/07/2016; Daylight & Sunlight Report by Waldrams dated 08/12/2015; Design and Access Statement Rev 01 dated 05/07/2016; Worcester Bosch Solar Water Heating Spec; Bauder Green Roof Section

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 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 116_P4_A1000; 116 A1200 Rev 05; 115_P4_A1201; 116_P4_A1300; 116_P5_A1400 Rev 01; 116_P5_A1400A Rev 01; 116_P5_A1401A Rev 01; 116_P5_A1401 Rev 01; 116_S1400; 116_S1300; 116_S1201; 116_S1200; Basement Impact Assessment Design Note by Techniker dated 07/07/2016; Daylight & Sunlight Report by Waldrams dated 08/12/2015; Design and Access Statement Rev 01 dated 05/07/2016; Worcester Bosch Solar Water Heating Spec; Bauder Green Roof Section

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

- 3 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13 (Tackling climate change and promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to first occupation of the building, details showing the location and extent of photovoltaic cells/solar water heaters to be installed on the building and manufacturer's specifications shall have been submitted to and approved by the Local Planning Authority. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: In order to secure appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with the requirements of policy

CS13 (Tackling climate change and promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The details of the facing materials to be used on the building, including the louvers to the rear elevation, 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. 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 and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 6 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

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 No demolition or development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved by the local planning authority in writing. The development shall then only take place in accordance with such details as have been approved, and
- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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.

- 9 All windows to the rear elevation identified on drawing numbers P4 115_A1401 and P4 115_A1401 as being obscure glazed or louvred shall be installed as such prior to occupation and permanently retained as such thereafter.

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

- 10 The green roofs hereby approved shall not be used as amenity space and shall be accessed for maintenance purposes only.

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

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 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 Compliance and Enforcement team [Regulatory Services], 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.

3 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 £16,000 (320sqm x £50) for the Mayor's CIL and £14,400 (320sqm x £45) 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.

4 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.

5 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

6 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. The archaeological condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

7 Due to the proximity of the proposed basement to the public highway you are required to submit an application for "Approval in Principal" to the Council's

Highways Team. Please contact Shane Greig shane.greig@camden.gov.uk 020 7974 8980 for further details.

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