

# 5 Hermit Place 2015/2171/P



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1 5 Hermit Place



2 Long view north east





**3 Hermit Place south side (application site far left)**



**4 Rear of 238 Belsize Road**



**5 Passage between 5 Hermit Place (left) and 6 & 7 Hermit Place (right)**



<b>Delegated Report (Members' Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>14/07/2015</b>
				<b>Consultation Expiry Date:</b>	<b>06/08/2015</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Rob Tulloch			2015/2171/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
5 Hermit Place London NW6 4BZ			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of part one/part two storey plus basement dwelling following demolition of garage.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission Subject to a Section 106 Agreement			
<b>Application Type:</b>		Full Planning Application			
<b>Conditions:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>	No. notified	<b>18</b>	No. of responses	<b>03</b>	No. of objections
					<b>03</b>
<b>Summary of consultation responses:</b>	<p>Site notice 15/07/2015 – 05/08/2015 Press advert 16/07/2015 – 06/08/2015</p> <p>3 objections were received:</p> <p><u>7 Hermit Place</u></p> <ul style="list-style-type: none"> <li>• Too high and would affect light to property and outdoor space</li> <li>• Overlooking from balcony</li> <li>• Commend the more modern aspects of the design and support the residential use</li> </ul> <p>Officer response: see <i>design section (2.4 - 2.8) and amenity section (4.2 - 4.8)</i>. No balconies or terraces are proposed.</p> <p><u>3 Priory Road</u></p> <ul style="list-style-type: none"> <li>• Overlooking from terraces</li> <li>• 2<sup>nd</sup> storey will affect outlook and light</li> <li>• Loss of view from 1<sup>st</sup> floor</li> <li>• Not clear how party wall will be replaced</li> <li>• Trees are different species to those stated, the Acacia is TPO and in good health proposed works to prune it would unbalance it and harm its amenity value</li> <li>• Basement would cut through major roots and potential affect stability</li> </ul>				

	<p>of the tree</p> <ul style="list-style-type: none"> <li>• Building does not fit in aesthetically with surrounding buildings</li> <li>• Not against the development provided the peaked roof is removed, the walls remain as they are and mask the new building, and trees remain untouched</li> </ul> <p><i>Officer response: see design section (2.4 - 2.8) and amenity section (4.2 - 4.8). No balconies or terraces are proposed. Tree Officer does not consider proposal harmful to adjacent trees</i></p> <p><u>1 Priory Road</u></p> <ul style="list-style-type: none"> <li>• Building should not exceed existing height,</li> <li>• Proposal would affect outlook</li> <li>• Would not object if new building were same height as existing</li> </ul> <p><i>Officer response: see design section (2.4 - 2.8) and amenity section (4.2 - 4.8).</i></p>
<p><b>CAAC/Local group comments:</b></p>	<p>No CAAC for Priory Road</p>

### Site Description

The application site comprises a single storey garage in north eastern corner of Hermit Place, to the rear of Priory Road. The site is located within the Priory Road Conservation Area.

### Relevant History

8702943 Change of use of ground floor from garage for car repairs and spraying to an office and garage on the ground floor including the erection of two additional storeys to form a self-contained two bedroomed maisonette. Refused 10/12/1987

8803671 Change of use of ground floor from garage for car repairs to office and garage plus the erection of one additional storey to form a one-bedroom self-contained flat. Refused 19/05/1988

9101376 Addition of one storey to existing single storey building for B1 use. Refused 02/07/1992

9260037 Demolition (within a Conservation Area) of a flat roof and front elevation of an existing single storey building in connection with the erection of an additional storey and the use of the building as offices. Refused 02/07/1992

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)  
CS6 (Providing quality homes)  
CS11 (Promoting sustainable and efficient travel)  
CS13 (Tackling climate change and promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)  
CS18 (Dealing with our waste and encouraging recycling)  
CS19 (Developing and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)  
DP6 (Lifetime homes and wheelchair homes)  
DP17 (Walking, cycling and public transport)  
DP18 (Parking standards and limiting the availability of car parking)  
DP19 (Managing the impact of parking)  
DP20 (Movement of goods and materials)  
DP21 (Development connecting to the highway network)  
DP22 (Promoting sustainable design and construction)  
DP23 (Water)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)  
DP27 (Basements and lightwells)

### **Camden Planning Guidance 2011-2015**

#### **London Plan 2016**

#### **NPPF 2012**

#### **Priory Road Conservation Area Statement 2000**

#### **Draft Local Plan 2016**

H1 maximising housing supply  
A1 Managing the impact of development  
A5 Basements and lightwells  
CC1 Climate change mitigation  
CC2 Adapting to climate change  
CC3 Water and flooding  
D1 Design  
D2 Heritage  
T1 Prioritising walking, cycling and public transport  
T2 Car-free development and limiting the availability of parking

*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<sup>th</sup> January and ended on 13<sup>th</sup> 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 Proposal

- 1.1 Consent is sought for the erection of a part one, part two storey, plus basement dwelling following the demolition of an existing single storey garage. The proposed house would provide 2x bedrooms over three floors, and be a modern design finished in brick with large glazed openings at the front and a small lightwell.
- 1.2 The existing garage is approximately 4.1m high (when measured from street level) and 9.5m wide with a footprint of approximately 50sqm. The proposed dwelling would be part one storey (3.5m high) and part two storey (5.4m high) with a mono-pitched roof at the rear of the two storey element. The proposal would include a basement with a footprint of approximately 50sqm (including a south eastern lightwell of 4.5sqm in area) and an external depth of 3.4m.
- 1.3 The main issues for consideration are:
- Design and heritage
  - Residential standards
  - Amenity
  - Basement impact
  - Transport
  - Trees
  - Sustainability
  - CIL

### 2 Design and heritage

#### Site and surroundings

- 2.1 The application site comprises a single storey garage with large roller shutter at the north eastern end of Hermit Place. The south side of Hermit Place is formed by a row of mainly two storey mews style properties in both residential and commercial use to the rear of buildings along Belsize Road. On the north side is the Kilburn Vale estate. To the north east is Priory Road, with the rear of the application site facing the rear of no. 1 Priory Road.
- 2.2 The site lies within the Priory Road Conservation Area which is described in the conservation area statement as being a small pocket in the Victorian, Italianate style inspired by the palaces of renaissance Italy. Hermit Place is on the edge of the conservation and lacks the grandeur of the wider conservation area, its character is described as being “affected by the semi-industrial uses of the mainly two storey buildings with some folding metal doors at ground floor level”

#### Demolition

- 2.3 The existing garage is of no architectural merit, and its loss is not considered harmful to the character or appearance of the conservation area as long a suitable high quality replacement is proposed.

#### Design

- 2.4 The proposed building would present a high quality, modern addition to Hermit Place which currently has a rather tired feel to it. The main element would be two storeys with double height windows, tempered by angled reveals and perforated privacy screens. Adjacent to this would be



the single storey element, set back from the street behind another perforated screen. A modest lightwell is proposed in front of the single storey element, and its presence would be obscured by the screen.

- 2.5 The modern design is in contrast to the elaborate, highly decorative architecture elsewhere in the conservation area, but does relate to the simpler typology of Hermit Place itself. The use of red brick takes its cue from the adjacent housing estate and reflects the palette of the immediate area rather than trying to emulate the stucco facades that are characteristic of the wider conservation area. The detailed design also owes more to the industrial nature of the mews with large openings and perforated screens. Details of facing materials will be secured by condition.
- 2.6 The proposed building would be part one, part two storeys with its bulk and massing responding to the two storey character of Hermit Place. The massing of the building is largely determined by the need to protect the amenity, in terms of daylight and outlook, of the neighbouring buildings at 7 Hermit Place and 1 and 3 Priory Road.
- 2.7 The south eastern half of the building is single storey, and 600mm lower than the existing garage so as not to impact on outlook or daylight from no. 7 Hermit Place. The lower section would also have less of an impact on outlook from the rear of no. 1 Priory Road. The two storey section would be 5.3m wide and to the rear of nos. 1 and 3 Priory Road. At 5.4m in height at its highest point, it would be 1.3m higher than the existing garage, however the design utilises a pitched roof to the rear so that the eaves would only be 300mm higher than the parapet of the existing garage with the roof sloping upwards and away from Priory Road.
- 2.8 In conclusion, the existing building offers little more than a solid roller shutter when viewed from Hermit Place and arguably makes a negative contribution to the character and appearance of the conservation area, and therefore its loss is not considered to be harmful. The proposed building sits comfortably within its plot and can be read both as a continuation of the typology of Hermit Place, in terms of height, bulk and massing, and as a new building in its own right. The modern approach is an improvement on the utilitarian design of the existing garage, and therefore is considered to both preserve and enhance the character and appearance of the street scene and wider conservation area. As such the proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance, and policies D1 and D2 of the draft local plan.

### **3 Residential standards**

- 3.1 The proposed building would provide a 2-bedroom house over three floors with a gross internal floorspace of approximately 95sqm which meets the Council's residential floorspace standards. All rooms would be adequately sized and both bedrooms would be approximately 11sqm, which is marginally under the 11.5sqm advised for double bedrooms in the DCLG space standards. However one room is shown as being a single room, and the marginal shortfall is not considered to be significant. Lifetime Homes has been superseded by Part M4 (2) of the Building Regulations (1<sup>st</sup> October 2015). M4 (2) is similar to lifetime homes but requires totally step free housing. Compliance with M4 (2) would be secured by condition.
- 3.2 The house would be single aspect, but have good outlook, access to sunlight and daylight and natural ventilation due to the large windows. The bedrooms are at basement level but would face the lightwell patio, and the daylight/sunlight report indicates one bedroom would have an ADF of 1 (meeting the minimum ADF level) whilst all other rooms would exceed the minimum ADF requirements. Adequate storage is proposed, including cycle and internal bin storage at ground floor level. Overall the proposal would provide a good standard of residential accommodation.

## 4 Amenity

- 4.1 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight. This is reiterated in draft policy (A1 Managing the impact of development).
- 4.2 Properties potentially to be affected by the development include No.1 Priory Road and No.7 Hermit Place, both of which are in residential use. The site is some 8m from the rear of No.1 Priory Road and 1.8m from the front elevation of No.7 Hermit Place.
- 4.3 When viewed from the rear of Priory Road, the proposed dwelling would be 9.5m wide, the same as the existing garage. The single storey section of the rear elevation would be 4.2m wide and 600mm lower than existing, the 5.3m wide section of the two storey rear elevation would be 300mm higher than the existing garage at 4.4m. The roof would then slope upwards and away from Priory Road to a high point of 5.4m above street level.
- 4.4 The shallow roofslope of the higher section of the building and the reduction in height of the other part of the building compared to existing mean that the proposed building would have limited impact on outlook from the rear of the properties on Priory Road.
- 4.5 No. 7 Hermit Place is perpendicular to the application site and approximately 1.8m away. The single storey section of the proposed building is closest to no. 7 and separated by an alleyway. As this section would be 600mm lower than the flank wall of the existing garage outlook from, and daylight to, the ground floor windows would improve. The side elevation of the two storey section would be 5.1m away from, and directly opposite, the 1<sup>st</sup> floor windows of no. 7. The highest part of the roof would be approximately 300mm higher than the top of the 1<sup>st</sup> floor windows, and as the proposed building is 5.9m deep there would be limited impact on views directly over the site, but views are not specifically protected in planning terms, and wider views would not be affected. As such the proposal would have a limited impact on outlook to no. 7 overall.
- 4.6 The applicant has submitted a daylight/sunlight report which indicates that impact on daylight to nos. 1 and 3 Priory Road (incorrectly referred to as 1 & 2 in the report) would be negligible. The BRE guidelines recommend that the Vertical Sky Component (VSC) for habitable rooms should be at least 27% and any reduction should be limited to 80% of its former value. The report states that any reduction in VSC to neighbouring rooms would be no more than 1.4%, with all windows to Priory Road continuing to receive VSC above 27%. The ground floor windows to nos. 6 and 7 Hermit Place are the only windows with an existing VSC of less than 27%, but of the four windows tested only one would see a reduction in VSC (of 0.4%) whilst the others would see an increase in VSC (due to the single storey section of the proposed building being lower than existing). As such the impact of the development on daylight would comply with the BRE guidelines
- 4.7 In terms of sunlight, only Priory Road is within 90° of due south. The BRE guidelines suggest that Annual Probable Sunlight Hours (APSH) should be at least 25% overall, with at least 5% of that during winter, and any reduction should be limited to 20%. The report indicates that no windows would suffer a loss of summer sun, and only one window would experience a reduction in winter sun, but this would be limited to a 10% loss and the result would still be above the minimum 5% of winter APSH expected. This window would see an overall reduction of APSH from 44% to 43% (winter reduction 10% to 9%). Overall there would be no noticeable impact on

sunlight or daylight to neighbouring properties.

- 4.8 The proposed building would have one window to the south east side at 1<sup>st</sup> floor level and none to the rear or north side. The window to the south east will be obscure glazed and non-openable, and this will be secured by condition. As such, the development would not overlook any adjacent residential properties, and the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance, and policy A1 of the draft local plan.

## **5 Basement impact**

- 5.1 The development includes a basement floor comprising two bedrooms, a bathroom and a patio. The total footprint of the basement, including lightwell and patio, is 50sqm with an external depth of 3.4m.
- 5.2 The applicant has submitted a Basement Impact Assessment (BIA) which identifies the basement to be outside the catchment of the Heath pond chains and at a low risk of surface water flooding. The amount of hard surfacing would not be altered and no trees would be felled. The basement will be founded on a combination of reinforced concrete retaining walls within the London Clay formation with a bottom up construction sequence.
- 5.3 Campbell Reith have reviewed the BIA and whilst no proof of expertise was originally provided, an assessment of groundwater flow has now been prepared by a chartered geologist and Campbell Reith now consider the author's credentials acceptable. Campbell Reith accepts that the development will have no impact on the hydrogeological environment. A Ground Movement Assessment has been submitted which confirms that damage to neighbouring properties will not exceed Burland Scale 1, and appropriate condition surveys, monitoring and trigger levels are recommended as part of the party wall awards. Campbell Reith conclude that the BIA is considered to meet the requirements of CPG4 and conditions will require the development to be carried out in accordance with the submitted basement information and the comments contained within the Campbell Reith audit, and that the temporary and permanent works are overseen by a relevantly qualified engineer.
- 5.4 As the site is in an archaeological priority area the Greater London Archaeological Advisory Service have advised that an archaeological field evaluation be carried out which will be secured by condition.

## **6 Transport**

- 6.1 The garage could accommodate up to three cars, but has not been in use for a number of years, and was not attached to any neighbouring residences so its loss would not relocate parking onto the street or add to parking stress.
- 6.2 The site has a Public Transport Accessibility Level of 6a (excellent) and lies within the Kilburn Priory CA-K CPZ; as such the new dwelling will be secured as car-free in line with policy DP18 as part of a section 106 agreement.
- 6.3 The submitted plans show space for 1x cycle at ground floor level. Whilst storage for 2x cycles would be required in line with the London Plan, given the constraints of the site, and that the proposed dwelling is only two bedrooms, the shortfall is considered acceptable in this instance. No details of the storage have been submitted and a condition will require details of secure storage for 1x cycle to be submitted to the Council for approval.

6.4 Due to the extent of demolition and construction a construction management plan will be required in line with policy DP20 to demonstrate that construction will not harm the operation of the road or the safety of pedestrians, and will be secured as part of the legal agreement. A financial contribution will also be required to repair any damage caused to the granite setts of Hermit Place by construction in line with policy DP21 which will be secured as part of the legal agreement.

## 7 Trees

7.1 There are no trees on site, but two trees adjacent to the site's north eastern boundary in the rear in the gardens of the Priory Road houses. The proposal has been reviewed by a Council Tree Officer who advises that although there are trees very close to the development, the fact that the development will be wholly within the existing footprint makes significant impacts on trees unlikely. It is recommended that an arboricultural method statement be secured by condition to demonstrate how the neighbouring trees will be protected during construction.

## 8 Sustainability

8.1 The building would utilise large south facing windows for solar gain and would be required to limit water consumption of 105 litres per person per day. A condition will require a sustainability statement to be submitted and approved prior to construction and require evidence to demonstrate that such water efficiency has been achieved.

## 9 CIL

9.1 The proposal will be liable for both the Mayoral and the Camden CIL as the proposal is for a new residential unit.

**10 Recommendation:** Grant conditional planning permission subject to a Section 106 Agreement with the following heads of terms:

- Car-free housing
- Construction management Plan
- 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 10<sup>th</sup> April 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Alan Power Architects Ltd  
13 Needham Road  
London  
W11 2RP

Application Ref: **2015/2171/P**

06 April 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:  
**5 Hermit Place**  
**London**  
**NW6 4BZ**

Proposal:  
Erection of part one/part two storey plus basement dwelling following demolition of garage.

**DECISION**  
Drawing Nos: Site Location Plan 527/01 Rev A; 02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07 Rev A; 08 Rev A; 09; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 104 Rev A; 106 Rev A (Proposed Front Elevation); 106 Rev A (Proposed Section DD); 107 Rev A; 108 Rev A; Design and Access statement by Alan Power Architects dated December 2014; Planning Statement by Salisbury Jones Planning dated 05/02/2015; Basement Impact Assessment by Michel Blacker Partnership dated 19/12/2014; Groundwater Assessment by Ground and Water Limited dated 13/04/2016; Ground Investigation and Basement Impact Assessment Report by Ground and Water dated October 2016; Ground Movement Assessment by Ground and Projects Consultants Ltd; BIA Calculations by Michael Blacker Partnership dated October 2016; Daylight Sunlight Report dated 23/12/2014; Statutory Declarations by E Dunn, J & P Khanegagh, and S Teklu

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 527/01 Rev A; 02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07 Rev A; 08 Rev A; 09; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 104 Rev A; 106 Rev A (Proposed Front Elevation); 106 Rev A (Proposed Section DD); 107 Rev A; 108 Rev A; Design and Access statement by Alan Power Architects dated December 2014; Planning Statement by Salisbury Jones Planning dated 05/02/2015; Basement Impact Assessment by Michel Blacker Partnership dated 19/12/2014; Groundwater Assessment by Ground and Water Limited dated 13/04/2016; Ground Investigation and Basement Impact Assessment Report by Ground and Water dated October 2016; Ground Movement Assessment by Ground and Projects Consultants Ltd; BIA Calculations by Michael Blacker Partnership dated October 2016; Daylight Sunlight Report dated 23/12/2014; Statutory Declarations by E Dunn, J & P Khanegagh, and S Teklu.

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

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

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

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

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

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

and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 5 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2); evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development and policy H6 of the Camden Local Plan Submission Draft 2016.

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-F) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies and policy A5 of the Camden Local Plan Submission Draft 2016.

- 8 The development hereby approved shall be carried out strictly in accordance with the BIA compiled by Michel Blacker Partnership dated 19/12/2014 and associated basement information, and the recommendations in the Campbell Reith Audit dated December 2016, specifically insofar as it relates to a detailed works programme, condition surveys of neighbouring properties, movement monitoring and trigger values.

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 of the London Borough of Camden Local Development Framework Development Policies and policy A5 of the Camden Local Plan Submission Draft 2016.

- 9 Before the first occupation of the new dwelling, details of secure and covered cycle storage for 1x cycle shall be submitted to and approved by the local planning authority in writing. The approved facility shall be provided in its entirety and be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development and policy T1 of the Camden Local Plan Submission Draft 2016.

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

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy A3 of the Camden Local Plan Submission Draft 2016.

- 11 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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies and policy CC3 of the Camden Local Plan Submission Draft 2016.

- 12 Prior to construction of the development hereby approved, a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development shall be submitted to and approved in writing 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 need for further water infrastructure in an area of water stress in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies and policies CC1 and CC2 of the Camden Local Plan Submission Draft 2016.

- 13 Prior to the commencement of development a programme of archaeological investigation including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.

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.

- 14 The first floor window to the south east side elevation shall be obscure glazed and non-openable, and 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies, and policy A1 of the Camden Local Plan Submission Draft 2016.

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 may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or provide one or more additional units of residential accommodation. Based on the information given on the CIL form, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £4,750(95sqm x £50) for the Mayor's CIL and £47,500 (95sqm 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.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.



- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential and not commercial premises.

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**