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Unit 3 1-4 Christina Street London  
EC2A 4PA United Kingdom

Application Ref: **2016/1986/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

25 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**52 Holmes Road**  
**London**  
**NW5 3AB**

Proposal:

Demolition of existing building and replacement with a new build mixed use development of 6 storeys (plus basement) comprising of 9 self-contained units (8x2 bed and 1x3 bed) on floors 1-5 and 377sq.m of industrial employment space (B1c) on the basement and ground floors.

Drawing Nos: (4158/P/100; 110; 111; 112; 115; 116; 200 Rev G; 201 Rev C; 202 Rev D; 203 Rev B; 204 Rev E; 205 Rev C; 206 Rev B; 207 Rev D; 208 Rev C; 210 Rev C; 211 Rev C; 212 Rev D; 213 Rev D; 220 Rev D; 230 Rev C; 231 Rev B; 232; 235 Rev A, Design & Access Statement dated April 2016, letter dated 26/08/2016 from Andrew Gilbert, Sustainable Drainage Systems (SuDs) Appraisal (ref: 132847-R1(1)) dated 01/09/2016, Sustainability Statement dated 01/09/2016, Ecology Statement dated 26/08/2016, Basement Impact Assessment dated 30/08/2016, Revised Energy Statement (ref: 712445R(02) dated 12/08/2016, Daylight and Sunlight Report dated June 2016, Preliminary Risk Assessment dated March 2016, Planning Statement dated April 2016, Transport Statement dated March 2016 and Energy Statement dated 05/04/2016.



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

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans (4158/P/100; 110; 111; 112; 115; 116; 200 Rev G; 201 Rev C; 202 Rev D; 203 Rev B; 204 Rev E; 205 Rev C; 206 Rev B; 207 Rev D; 208 Rev C; 210 Rev C; 211 Rev C; 212 Rev D; 213 Rev D; 220 Rev D; 230 Rev C; 231 Rev B; 232; 235 Rev A, Design & Access Statement dated April 2016, letter dated 26/08/2016 from Andrew Gilbert, Sustainable Drainage Systems (SuDs) Appraisal (ref: 132847-R1(1)) dated 01/09/2016, Sustainability Statement dated 01/09/2016, Ecology Statement dated 26/08/2016, Basement Impact Assessment dated 30/08/2016, Revised Energy Statement (ref: 712445R(02) dated 12/08/2016, Daylight and Sunlight Report dated June 2016, Preliminary Risk Assessment dated March 2016, Planning Statement dated April 2016, Transport Statement dated March 2016 and Energy Statement dated 05/04/2016.

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

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

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

b) Manufacturer's specification details of all facing materials including boundary walls and bin enclosures (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);

c) Details of the planter box;

d) Details, sections and elevations of the horizontal balustrades to the front balconies;

e) Manufacturer's specification details of all obscured glazing;

f) Manufacturer's specification details of the metal grill over the front lightwell (facing Holmes Road);

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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the Camden Local Plan Submission Draft 2016.

- 5 The metal grill over the front lightwell (facing Holmes Road) shall be implemented prior to the occupation of the development and be kept in place in perpetuity.

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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the Camden Local Plan Submission Draft 2016.

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

- 7 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been

submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies CC1, CC2 and CC3 of the Camden Local Plan Submission Draft 2016.

8 At least 28 days before development commences the Council will require the submission of:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme.

Subject to the above being acceptable the Council will the require:

c) a written report detailing the remediation to be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan Submission Draft 2016.

9 Prior to implementation, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy, 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.

- 10 Details of integrated bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2016, 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 Prior to commencement of development full details of all living roofs (indicated as green roofs on the permitted plans) to be incorporated into the development shall be submitted to and approved in writing by the local planning authority, in line with recommendations for structural and species diversity in the submitted Ecology Statement. The details shall include the following: A. detailed maintenance plan, B. details of construction and the materials used, C. a section at a scale of 1:20 showing substrate depth with added features to provide variations D. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies and policies CC1, CC2 and CC3 of the Camden Local Plan Submission Draft 2016.

- 12 Prior to commencement of the development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a maximum run-off of 5l/s. Details shall include a lifetime maintenance plan, and shall thereafter retained and maintained in accordance with the approved details.

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

Development Framework Development Policies and policies CC1, CC2 and CC3 of the Camden Local Plan Submission Draft 2016.

- 13 Prior to occupation, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies and and policies CC1, CC2 and CC3 of the Camden Local Plan Submission Draft 2016.

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

- 15 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy, policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies and policies CC1, CC2 and CC4 of the Camden Local Plan Submission Draft 2016.

- 16 As per drawing no.s (4158/P/200 Rev G and 204 Rev E, 24 secure and covered cycle storage facilities for the proposed residential units and employment use shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies, policy T1 of the Camden Local Plan Submission Draft 2016 and table 6.3 of the London Plan 2016.

- 17 Prior to the occupation of the development, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the Council. Such details shall include:

- Scaled plans showing all existing and proposed vegetation and landscape features.
- a schedule detailing species, sizes, and planting densities, location, type and materials to be used for hard landscaping and boundary treatments.
- specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.
- details of any proposed earthworks including grading, mounding and other changes in ground levels.
- a management plan including an initial scheme of maintenance

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the Camden Local Plan Submission Draft 2016.

- 18 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development (whichever is the sooner). Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping

which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the Camden Local Plan Submission Draft 2016.

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

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy, policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies and policies CC1, CC2 and CC3 of the Camden Local Plan Submission Draft 2016.

- 20 The windows annotated as 'obscured glazing' on drawing no.s (4158/P)/212 Rev D; 213 Rev D and 231 Rev B shall be implemented as obscurely glazed and be non-openable below a height of 1.7m and remain so in perpetuity.

Reason: To protect the amenities of future and neighbouring occupiers 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, policy DP26 (Managing the impact of development on occupiers and neighbour) of the London Borough of Camden Local Development Framework Development Policies and of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan Submission Draft 2016.

- 21 Prior to occupation of the hereby approved development, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies and of the London Borough of Camden Local Development Framework Development Policies and policies A1 and CC5 of the Camden Local Plan Submission Draft 2016.

- 22 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233: for internal rooms and external amenity areas.



Reason: To safeguard the amenities of the future occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and of the London Borough of Camden Local Development Framework Development Policies and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

- 23 All of the residential units, as indicated on plan numbers 4158/P/205 C, 4158/P/206 B and 4158/P/207 D 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, policy DP6 of the London Borough of Camden Local Development Framework Development Policies and of the London Borough of Camden Local Development Framework Development Policies and policy H6 of the Camden Local Plan Submission Draft 2016.

#### Informative(s):

- 1 Reasons for granting permission:

The site relates to a 2 storey building located on the northern side of Holmes Road with the rear facing Regis Road. It currently provides office and light industrial (B1) accommodation for a fabric distributor. The site is not listed or within a conservation area and is located just outside the Kentish Town Industrial Area.

#### Land Use

Camden has a very restricted supply of sites and premises suitable for light industrial use. The proposal would provide 377m<sup>2</sup> of B1 space within the ground floor, mezzanine and basement. Whilst this would be a reduction of 53m<sup>2</sup> over existing it is acknowledged that the replacement employment floorspace would be of higher quality and more suitable for modern light industrial uses. In addition the current occupier, Maison Henry Bertrand England Ltd, has confirmed that they will move back into the completed premises. The proposal therefore complies with policies CS8 and DP13, as well as emerging policies E1 and E2, which seek to promote and protect employment uses.

The introduction of residential floorspace is acceptable in principle in accordance with policies CS6 and DP2, and emerging policies H1 and H2, which highlight the need to maximise the supply of housing. Policies DP1 and H2 require developments to have a mixture of uses and a residential led development here is supported. 9 market units with a floor area of 969m<sup>2</sup> would be provided meaning there would be no requirement to provide any affordable housing as part of the proposal. To prevent the development from ever exceeding the affordable housing

threshold and being exempt from a contribution, a S106 legal obligation is attached requiring one in the event of any amendments. Emerging policy H4 requires financial contributions from small scale schemes between 1-9 units. While this policy now has substantial weight, the Development Plan policy DP3 takes precedent. Therefore, a financial payment is not required.

#### Residential Accommodation

The proposal provides 8 x 2 bed units and a 3 bed unit on the top floor. This is considered to be an acceptable housing mix in accordance with DP5. Emerging policy H7 states that 2 bed units are of high priority. The room sizes comfortably exceed the requirements within the nationally described space standards and the London Plan. All of the units are dual aspect with the main habitable room and amenity space on the south facing elevation, the rear windows benefit from Juliet balconies and the units are considered to provide a good layout, provision of light and outlook. The narrow width of the site is acknowledged and Officers consider the design of the units have overcome the difficult site constraints. As a new build scheme the Council will condition the development to meet Building Regulations part M4 (2).

#### Design

The prevailing height of recent redevelopments in the area is 5 storeys with a 6th floor setback roof storey (i.e. a recessed top floor). The proposal would replicate this and sit comfortably within its surroundings. Integral balconies are proposed along with a staggered building line and a mixture of limestone, brick, metal and louvres as materials. Overall it is considered to be a high quality design that would respect the character and appearance of the surrounding area. Details would be secured by condition to ensure an excellent design quality including all windows and doors; facing materials; balustrade treatment and the planter box and other features in the front yard. The front lightwell would be covered by a metal grille and glazed panel and screened by a planter box. Lightwells exist in the prevailing pattern of development including on the opposite side of Holmes Road.

## 2 Basement

The proposal includes a basement under the footprint of the site to provide additional employment space (B1). In support of the basement development a Basement Impact Assessment (BIA) was submitted in accordance with CPG4 (Basements and Lightwells). The details were independently audited by Campbell Reith who found the details acceptable, subject to a Basement Construction Plan (BCP) secured via S106, after the submission of revised documents and information. The audit found that inflows would be negligible, there would be no impact on trees, the Ground Movement Assessment indicated an acceptable impact on surrounding structures and that there are no slope stability, flooding or hydrogeological concerns. A BCP has been secured which requires structural drawings, clarification of how internal columns will be supported, a construction sequence and temporary propping details. It is therefore considered that the proposal demonstrates sufficient certainty to meet the requirements of DP27, emerging policy A5 and CPG4.

#### Residential Amenity

The application site is surrounded by industrial properties to the north and east and

residential properties to the south. To the west of the site is a block of student housing with windows in the flank elevation.

A Daylight and Sunlight Report has been submitted to confirm that the daylight and sunlight to neighbouring residential properties would be acceptable in accordance with BRE guidance. Of all the surrounding residential properties tested, only 3 study areas within the adjacent student block at 54-74 Holmes Road fell below the recommended Average Daylight Factor (ADF) of 1.5%. It is noted that the existing building has poor daylight availability due to deep lightwells and poorly lit rooms. Student accommodation is not considered to be as sensitive as permanent residential as occupiers are transient by nature and rely on large communal areas. In this case the large communal areas of the student building are unaffected by the proposal. The 3 affected windows are located on the side corner of a lightwell which directly face a blank wall. On balance, the proposal is considered acceptable.

The proposed development has been designed to reduce overlooking into surrounding properties and prevent other sites not in residential use from being prejudiced from development. The top floor roof terrace has been set in and splayed, obscured glazing has been applied to the balconies and side facing windows and there would be walls between the connected balconies of opposite units.

#### Transport

The scheme would be car-free which would be secured via S106. This is due to the site having excellent transport links (PTAL 6a), being in close proximity to Kentish Town overground and underground stations, and being located within a Controlled Parking Zone (CPZ) that is subject to parking stress.

Cycle parking would be provided for the retained commercial space through 2 short-stay spaces (Sheffield Stand in the forecourt) and 2 long-stay spaces within the building. 20 cycle parking spaces would be provided for the residential occupiers on the ground floor of the building through 2 tier Josta Stands. The facilities are compliant with CPG7 (Transport) and secured by condition.

A financial contribution for highway works (a figure will be confirmed) is secured via S106 to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development as per policy DP21. An 'Approval In Principle' (AIP) report assessment fee of £1,800 (basement excavation adjacent to the public highway) has also been secured

In addition a Construction Management Plan and Demolition Management Plan has been secured through S106 to ensure that it's demonstrated how the development will minimise impacts from the movement of goods and materials during the demolition and construction process.

### 3 Energy and Sustainability

Details of Sustainable Urban Drainage (SuDs) have been submitted with full details required prior to the commencement of the development.

Green roofs have been incorporated and are subject to a living roof condition. Bird and bat boxes are conditioned due to the site being within two strategic wildlife corridors.

A Sustainability statement (including water efficiency target) and Energy Efficiency and Renewable Energy Plan are secured via S106.

Local employment and apprenticeships agreement

A legal obligation has been secured regarding CITB benchmarks for local employment and related local employment and apprenticeships requirements.

CIL

The proposal by its size and land use type is liable for the London Borough of Camden's Community Infrastructure Levy (CIL) introduced on the 1st April 2015 to help pay for local infrastructure and the Mayoral CIL which helps fund Crossrail introduced on 1st April 2012. The Mayoral CIL charge would be £50 per m<sup>2</sup> for both the employment and residential floorspace. As the development is within Zone B (rest of Camden), the Camden CIL charges would be £25 per m<sup>2</sup> for employment space and £500 per m<sup>2</sup> for the residential floorspace. This equals £75 per m<sup>2</sup> for office and £550 per m<sup>2</sup> for residential. Based on the completed CIL forms the proposal would be liable for approximately £523,950 ((75 x 377) + (550 x 969)).

Objections

Two objections have been received from occupiers within 55-57 Holmes Road based on a loss of light and privacy. These have been duly considered as part of the decision making process and a consultation summary document addressing the concerns has been uploaded to the Council's website. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Policies

On the above basis, the proposed development is in general accordance with policies CS5, CS6, CS7, CS8, CS8, CS11, CS13, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, policies DP1, DP2, DP3, DP5, DP6, DP12, DP13, DP16, DP17, DP18, DP19, DP20, DP21, DP22, DP23, DP24, DP26, DP27 and DP28 of the London Borough of Camden Local Development Framework Development Policies, policies G1, H1, H2, H4, H6, H7, C1, C5, C6, E1, E2, A1, A2, A3, A4, A5, D1, D2, CC1, CC2, CC3, CC4, CC5, T1, T2, T4 and DM1 of the Camden Local Plan Submission Draft 2016 and policies D3, SP2 and SW1 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords the London Plan March 2016 and the National Planning Policy Framework.

- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

- 5 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 submitted CIL form, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £67,300 (1,346sqm x £50) for the Mayor's CIL and £484,500 (969sqm x £500 residential below 10 dwellings/1,000sqm) 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.

- 6 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).
- 7 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

Reason: To support the collation of ecological data to assist future decision making, and support the objectives of the Camden Biodiversity Action Plan 2013-18.

- 8 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).
- 9 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.
- 10 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.

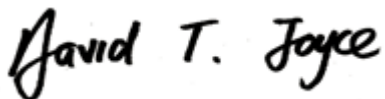
- 11 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning