

Planning & Development Control
London Borough of Camden
2nd Floor,
5 Pancras Square c/o Town Hall,
Judd Street
London
WC1H 9JE

Attn: Mr Gideon Whittingham

Date: 9 June 2017

Our ref: 13636/03/DG/DCa/13620784v1

Your ref: 2015/0441/P

Dear Mr Whittingham

Revised Application for Planning Permission at 53 Fitzroy Park, London, N6 6JA

On behalf of our client, Mrs Svetlana Esther Volossov, please find enclosed an application for full planning permission and relevant demolition in a conservation area at 53 Fitzroy Park, submitted via the Planning Portal (ref. PP-05935044).

This application follows an approval for a similar development proposal in 2016, under planning application ref. 2015/0441/P (final decision notice is dated 04 July 2016 and included at Annex 1).

The **approved description** of development as shown on the decision notice is:

“Erection of a three storey single family dwelling including basement level, green roofs at first floor and roof level, solar panels at roof level and associated landscaping following the demolition of the existing part-two, part-three storey dwelling (Class C3).”

The applicant now wishes to obtain planning permission for a similar extent of redevelopment at the site to an identical detailed design of replacement dwelling, with the only exception being that the 2016 approved basement level is no longer proposed.

The **revised description** of development is:

“Erection of a three storey single family dwelling including green roofs at first floor and roof level, solar panels at roof level and associated landscaping following the demolition of the existing part-two, part-three storey dwelling (Class C3).”

Application

This application submission includes:

- 1 Completed application form for full planning permission and for relevant demolition in a conservation area (with relevant Certificate A)
- 2 Design and Access Statement (ref. 1317-PL-DAS-REV-H , dated 10 February 2017) prepared by Wolff Architects

- 3 Site Location Plan prepared by Wolff Architects
- 4 Complete set of Existing, Demolition and Proposed Drawings prepared by Wolff Architects
- 5 Planning and Heritage Statement (dated 09 June 2017) prepared by Lichfields
- 6 Daylight and Sunlight Effects letter (dated 01 March 2017) prepared by Lichfields
- 7 Arboricultural Impact Assessment Report (ref. WFA/53FZP/AIA/01f, dated 01 March 2017) prepared by Landmark Trees
- 8 Outline Arboricultural Method Statement (ref. WFA/53FZP/AMS/01e, dated 01 March 2017) prepared by Landmark Trees
- 9 Geotechnical, Hydrogeological and Geoenvironmental Site Investigation Report (originally dated December 2010, but revised to reflect the revisions to the proposed development) prepared by RSK
- 10 Structural Engineering Design and Construction Method Statement (Revision P1, dated February 2017) prepared by Elliott Wood Partnership
- 11 Basement Impact Assessment (report no. 371263-01(04), dated February 2017) prepared by RSK
- 12 Camden Construction Management Plan pro forma (dated 18 May 2017), including vehicle swept path analysis drawings prepared by Motion. The previously approved Construction Traffic Management Plan (Revision 05a, dated 24 September 2015) is appended in full at Appendix G of the new CMP pro-forma.
- 13 Site Waste Management Plan (dated 05 January 2015)¹
- 14 Ecological Survey (dated May 2015) prepared by Clarkson and Woods
- 15 Energy & Sustainability Statement (ref. 7344/010A11/cms, dated 02 February 2017) prepared by CBG Consultants
- 16 Environmental Noise Assessment (ref. 102638.ph.Issue3, dated 14 February 2017) prepared by Acoustics Plus
- 17 Statement of Community Involvement prepared by HardHat (dated January 2015)
- 18 CIL Additional Information Form (dated 27 March 2017) prepared by Lichfields

Application Fee

A cheque made payable to the London Borough of Camden for £385 follows by post along with a paper copy of this letter.

Background to 53 Fitzroy Park

53 Fitzroy Park is an unlisted part-two, part-three storey flat roofed detached (and currently vacant) dwelling of cuboid form dating from 1952, designed by architect Stephen Gardiner. The property is constructed of plain brick, with horizontal white painted weatherboard cladding at first floor level.

The property is located in an area known as Fitzroy Park (a private residential road), with 53 situated on the south-west side of the south section of Fitzroy Park. The site slopes downward to the west away from Fitzroy Park, with the existing building at 53 built into the slope (creating the appearance of a three storey building

¹ The Site Waste Management Plan submitted with this application submission remains as per the version submitted to and considered acceptable under the 2016 planning approval at the site. The principle arrangements all remain the same, with the only change to the situation that the spoil figure is updated. If required, an updated SWMP should be conditioned on the resulting decision notice.

at the rear, while appearing as a two storey building when seen from Fitzroy Park. The garden level is one storey lower than the road level in real terms.

The site is located within the Highgate Conservation Area but does not make a positive contribution to the wider Conservation Area and has two separate and implementable consents for demolition and replacement of the existing building. There are no listed buildings in the immediate vicinity of the site.

This part of the Conservation Area is characterised by its secluded, verdant feel, with the site and surrounding context heavily screened by trees. The existing building is not visible from Hampstead Heath due to its position away from Millfield Lane and the extensive intervening tree coverage, although some of the neighbouring properties on the opposite side of the road can just be seen, as these are located higher up the slope, and are two full storeys plus pitched roofs.

The immediate area surrounding the property was once part of the grounds of the former Fitzroy House, a Palladian villa built c.1770 for Colonel Charles Fitzroy and later demolished in 1828. The surrounding area now comprises individual houses of varied architectural styles and scales, some within large private grounds. Many of the pre-WWII and post-war houses within this area were individually architect designed resulting in a variety of materials, forms and styles of building. This variety forms part of the special character of this part of the Highgate Conservation Area.

Relevant Planning History

53 Fitzroy Park has been subject of various planning applications in recent years, of particular relevance to this proposal is:

- 2015/0441/P – approved 04 July 2016 for:

“Erection of a three storey single family dwelling including basement level, green roofs at first floor and roof level, solar panels at roof level and associated landscaping following the demolition of the existing part-two, part-three storey dwelling (Class C3).”

As indicated above, this new application seeks the same extent of redevelopment as approved in 2016 under ref. 2015/0441/P, with the exception of the deletion of the approved basement level from the development. Please refer to the decision notice included at Annex 1.

In addition to the above, planning permission was also granted for the demolition of the existing building in 2015 under ref. 2015/2197/P (decision notice dated 29 May 2015).

Principle of Demolition and Replacement

In light of the recent planning history for the site, the principle of demolition of the existing building is acceptable, subject to the detailed design of the replacement. As the design of the replacement building proposed under this new application remains identical to that of the 2016 approved development under ref. 2015/0441/P (decision dated 04 July 2016), the design therefore also remains acceptable.

The principle of demolition and replacement is therefore acceptable.

Revisions to 2016 Approved Development

The revisions to this new application relate to the removal of the approved basement level from the proposed development. The reason for this removal is due to the changing priorities of the applicant in the intervening period since the earlier permission, with the extent of accommodation approved no longer required to meet the needs of the applicant’s family.

As the above ground and lower ground floor level design and siting of the proposed replacement building remain identical, the proposal (without the subterranean basement level) remains acceptable.

The removal of the basement level therefore reduces the overall amount of excavation required and spoil generated by the proposal over the approved development, with the revised proposal resulting in an overall total of **738 vehicles (1476 movements)**. This represents a c.27% overall reduction in vehicles numbers and movements to the site from the approved draft CMP under the previous application (ref. 2015/0441/p – approved 04 July 2016).

	Figures as approved in DRAFT under Planning Permission 2015/0441/P	Figures as set out by this revised development	% Reduction
Phase 1 Vehicles Total	24	50	<i>Increased to accurately allow for General Deliveries to and from the site during Phase 1.</i>
Phase 1 Movements Total	48	100	
Phase 1 Duration	10 weeks	10 weeks	No Change
Phase 2 Vehicles Total	784	528	33% reduction
Phase 2 Movements Total	1568	1056	33% reduction
Phase 2 Duration	35 weeks	24 weeks	31% reduction
Phase 3 Vehicles Total	200	160	20% reduction
Phase 3 Movements Total	400	320	20% reduction
Phase 3 Duration	50 weeks	41 weeks	18% reduction
Total Vehicle Numbers	1008	738	27% reduction
Total Movement Numbers	2016	1476	27% reduction

Total Duration	95 Weeks	75 Weeks	21% (or 20 weeks) reduction
Spoil Generated	2331m ³	1518m ³	35% reduction
Muck Away/Spoil to be removed from site	1973m ³	1124m ³	43% reduction
Concrete required on site	1100m ³	770m ³	30% reduction

Other Matters

Although the approved basement level is removed from the proposed development, a full Basement Impact Assessment report and Structural Engineering Design and Construction Method Statement accompany this new application (as before), given that the proposal retains the approved lower ground floor level built into the slope.

As indicated above, the removal of the approved basement clearly results in less excavation of the site, but also significantly reduces the number of piles proposed and concrete required. These in turn significantly reduce the overall numbers of vehicles and movements to and from the site during the three phases of construction that were established under the approved draft Construction Management Plan (see comparison table above).

Consultation

As the proposal under this revised application remains near identical to the approved development at the site, with the exception of the approved basement level now being removed, the extent of consultation and community involvement undertaken for the previous scheme remains applicable and is again set out in the submitted Statement of Community Involvement.

Notwithstanding this, the Fitzroy Park Residents Association has been re-consulted on the revised drawings and full package of supporting documents in advance of this submission. This consultation took place for 14 days from 03 to 17 March 2017. The written response from the Fitzroy Park Residents Association confirmed by email on 20 March 2017 that it wished to maintain its earlier objection to the 2016 approved scheme (under ref. 2015/0441/P). In particular, this related to construction traffic, impacts on trees and the survey data used for the swept path analyses.

The 2016 approval remains a material consideration to the determination of this application and the arrangements considered acceptable by the Council under that approval should therefore remain acceptable now for this proposal which is to be determined under an identical statutory and policy framework.

It should be further noted that the construction traffic effects arising from the proposal have been positively reduced over the previously acceptable 2016 levels through the reduction in excavation, spoil generated and concrete required at the site. In addition, the new swept path analyses have undertaken by Motion to confirm the previous access arrangements during the phases of work.

Conclusion

The proposed replacement dwelling remains identical to the 2016 approved development in terms of its height, massing, use of materials and detailed design. The only change now proposed relates to the removal of the approved basement level from the redevelopment due to the changing preference of the applicant.

The now proposed development sought by this revised application accordingly reduces the extent of excavation already approved at the site, through the removal of the basement level, and will have a beneficial reduction on the temporary effects of construction, including the numbers of vehicles visiting the site throughout the redevelopment and the overall length of construction, which is reduced by 20 weeks from the time indicated in the approved draft Construction Management Plan.

It is considered that the demolition of the existing building remains acceptable, given the previous acceptability of the bulk, scale, height and detailed design of the replacement building in the 2016 approved application against an identical planning policy framework. The new building (minus the basement level) would similarly have no detrimental impact on the character and appearance of the wider conservation area or detract from the openness of the open space designation.

The proposed development is in accordance with relevant National and Regional Policy, Camden's Core Strategy and Development policies and Camden Planning Guidance. It is also in line with the emerging policies in Camden's Local Plan Submission Draft (2016). The proposed development should therefore be approved.

We trust that we have provided you with sufficient information to validate, progress and determine this application and we look forward to confirmation of registration in due course. If you require any further information or clarification, please do not hesitate to contact me or my colleague Declan Carroll at this office.

Yours sincerely



Grant Lock
Senior Heritage Consultant

**Annex 1: Decision Notice for Ref. 2015/0441/P
(dated 04 July 2016)**



Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr. Grant Lock
Nathaniel Lichfield & Partners Limited
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2015/0441/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 5180

4 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
53 Fitzroy Park
London
N6 6JA

Proposal:

Erection of a three storey single family dwelling including basement level, green roofs at first floor and roof level, solar panels at roof level and associated landscaping following the demolition of the existing part-two, part-three storey dwelling (Class C3).

Drawing Nos: Environmental Noise Assessment, prepared by Acoustics Plus, dated 06/11/2014; Geotechnical, Hydrogeological and Geoenvironmental Site Investigation Report, prepared by RSK STATS Geoconsult Ltd (RSK), dated December 2010; Structural Engineering Design and Construction Method Statement prepared by Elliotwood Rev. P5 dated April 2015; S0100 P3; S0110 P3; S0111 P4; S0700 P2; S0800 P2; S0900 P3; S1000 P2; S01100; S01200; S3000 P4; S3001 P4; S3100 P4; S3101 P4; S3102 P4; S3103 P4; S3104 P4; S3105 P4; S3106 P4; S3200 P1; S4000 P3; S4001 P3; S4002 P3; S4003 P3; S4004 P3; S4005 P3; S4006 P3; S4007 P3; S4008 P3; S4009 P3; S4100 P3; S4101 P3; S4200 P2; Planning and Heritage Statement (13636/DG), dated 25 January 2015; Code For Sustainable Homes Pre-Assessment (6601-01/003/A11), prepared by CBG Consultants Ltd, dated 29th September 2014; Site Waste Management Plan, prepared by Knight Build Ltd, dated 5th January 2015; Statement of Community Involvement, prepared by Hardhat, dated January 2015; Consultation Response - 53 Fitzroy Park, Hampstead (3967/AG/060515/FB), prepared by Clarkson & Woods Ltd, dated



INVESTOR IN PEOPLE

6th May 2015; Basement Impact Assessment Audit Rev: F1 dated October 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment Audit Rev: D1 dated August 2015, prepared by Campbell Reith Hill LLP.

1317-EX-101; 1317-EX-102; 0932-0100-AP-004 Rev PL02; 0932-0100-AP-005 Rev PL02; 0932-0100-AP-006 Rev PL02; 1317-EX-121; 1317-EX-122; 1317-EX-123;1317-EX-124; 1317-PL-201; 1317-PL-202; 1317-PL-211 Rev E; 1317-PL-212 Rev F; 1317-PL-213 Rev G; 1317-PL-214 Rev F; 1317-PL-215 Rev F;1317-PL-221 Rev F; 1317-PL-222 Rev F; 1317-PL-231 Rev G; 1317-PL-232 Rev F; Outline Arboricultural Method Statement (WFA/53FZP/AMS/01D), prepared by Landmark Trees, dated 7th May 2015; Arboricultural Impact Assessment Report (WFA/53FZP/AIA/01D), prepared by Landmark Trees, dated 7th May 2015; Construction Traffic Management Plan - Rev 05a, prepared by Knight Build Ltd, dated 24 September 2015 (revised); Design & Access Statement (DOC REF: 1317-PL-DAS-REV-G) dated 21.10.15; Basement Impact Assessment 371263-01(03), prepared by RSK Environment Ltd (RSK), dated January 2015; Letter (13636/DG/BK/7877357v1) prepared by Nathaniel Lichfield & Partners Limited, dated 24 January 2015; Letter (13636/DG/8158846v1) prepared by Nathaniel Lichfield & Partners Limited, dated 27 January 2015; Energy Strategy (6601-01/002a11) prepared by CBG Consultants, dated Jan 2015;

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 [1317-EX-101; 1317-EX-102; 0932-0100-AP-004 Rev PL02; 0932-0100-AP-005 Rev PL02; 0932-0100-AP-006 Rev PL02; 1317-EX-121; 1317-EX-122; 1317-EX-123;1317-EX-124; 1317-PL-201; 1317-PL-202; 1317-PL-211 Rev E; 1317-PL-212 Rev F; 1317-PL-213 Rev G; 1317-PL-214 Rev F; 1317-PL-215 Rev F;1317-PL-221 Rev F; 1317-PL-222 Rev F; 1317-PL-231 Rev G; 1317-PL-232 Rev F; Outline Arboricultural Method Statement (WFA/53FZP/AMS/01D), prepared by Landmark Trees, dated 7th May 2015; Arboricultural Impact Assessment Report (WFA/53FZP/AIA/01D), prepared by Landmark Trees, dated 7th May 2015; Construction Traffic Management Plan - Rev 05a, prepared by Knight Build Ltd, dated 24 September 2015 (revised); Design & Access Statement (DOC REF: 1317-PL-DAS-REV-G) dated 21.10.15; Basement Impact Assessment 371263-01(03), prepared by RSK Environment Ltd (RSK), dated January 2015; Letter (13636/DG/BK/7877357v1) prepared by Nathaniel Lichfield & Partners Limited, dated 24 January 2015; Letter (13636/DG/8158846v1) prepared by Nathaniel Lichfield & Partners Limited, dated 27 January 2015; Energy Strategy (6601-01/002a11) prepared by CBG Consultants, dated Jan 2015; Environmental Noise Assessment, prepared by Acoustics Plus, dated 06/11/2014; Geotechnical, Hydrogeological and

Geoenvironmental Site Investigation Report, prepared by RSK STATS Geoconsult Ltd (RSK), dated December 2010; Structural Engineering Design and Construction Method Statement prepared by Elliotwood Rev. P5 dated April 2015; S0100 P3; S0110 P3; S0111 P4; S0700 P2; S0800 P2; S0900 P3; S1000 P2; S01100; S01200; S3000 P4; S3001 P4; S3100 P4; S3101 P4; S3102 P4; S3103 P4; S3104 P4; S3105 P4; S3106 P4; S3200 P1; S4000 P3; S4001 P3; S4002 P3; S4003 P3; S4004 P3; S4005 P3; S4006 P3; S4007 P3; S4008 P3; S4009 P3; S4100 P3; S4101 P3; S4200 P2; Planning and Heritage Statement (13636/DG), dated 25 January 2015; Code For Sustainable Homes Pre-Assessment (6601-01/003/A11), prepared by CBG Consultants Ltd, dated 29th September 2014; Site Waste Management Plan, prepared by Knight Build Ltd, dated 5th January 2015; Statement of Community Involvement, prepared by Hardhat, dated January 2015; Consultation Response - 53 Fitzroy Park, Hampstead (3967/AG/060515/FB), prepared by Clarkson & Woods Ltd, dated 6th May 2015; Basement Impact Assessment Audit Rev: F1 dated October 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment Audit Rev: D1 dated August 2015, prepared by Campbell Reith Hill LLP.]

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

- 3 A sample panel of the all facing materials (including joint details and framing) demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 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.

- 8 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 and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the development commences, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation 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.

- 10 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-C)] 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.

- 11 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2015) and Camden Planning Guidance 2015 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Prior to first occupation of the buildings, 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 and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a [1:100 year event with 30% provision for climate change] [demonstrating 50% attenuation of all runoff] [demonstrating greenfield levels of runoff]. The system shall be implemented as part of the development and thereafter retained and maintained.

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 and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to implementation a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing. This shall include approaches to mitigate the impact on protected species, including impact of lighting during works. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 15 Full details of a lighting strategy, to include information about potential light spill on to buildings, trees and lines of vegetation to minimise impact on bats, shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences. 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.

REASON: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 16 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 17 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 policies CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 18 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include 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: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2) in relation to accessible dwellings and shall be maintained thereafter.

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.

- 20 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 of the relevant part of the development, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

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

- 21 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area 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.

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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to be paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

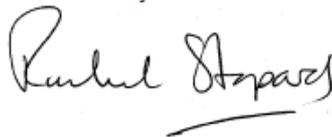
- 4 It shall be the Contractors' responsibility to report any serious defects noted whilst working in or climbing the tree(s) in question. Should this suggest the need for additional tree work to that specified or recommended, the Council should be notified in advance, excepting only in circumstances where safety reasons require immediate and urgent action.
- 5 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities