

Mr. Alan Power
Alan Power Architects Ltd
13 Needham Road
London
W11 2RP

Application Ref: **2015/2171/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 2516

19 June 17

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted 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.

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 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: 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

- 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.

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

Telephone: 020 7404 7001
Fax: 020 7404 7002
DX: 35 London/Chancery Lane
Email: contact@mww-llp.com
Website: www.mww-llp.com

Your ref: CLS/C&E/LM00/1800.313

Our ref: K/EMPIRE/P113

6th June 2017

FAO: Louise McLaughlan

Legal Services
London Borough of Camden
5 Pancras Square,
London.
NIC 4AG

Dear Sirs,

**RE: TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
SECTION 106 AGREEMENT
5 HERMIT PLACE 2015/2171/P**

I, David Pow certify as a Solicitor of the Supreme Court that the Section 106 Agreement will be validly executed by Empire Communications Limited, that Empire Communications Limited is an extant validly trading company and the Property is bound by the obligations contained in the Section 106 Agreement.

Yours faithfully,



DAVID POW

Legal Services

12 JUN 2017

RECEIVED

10/10/10