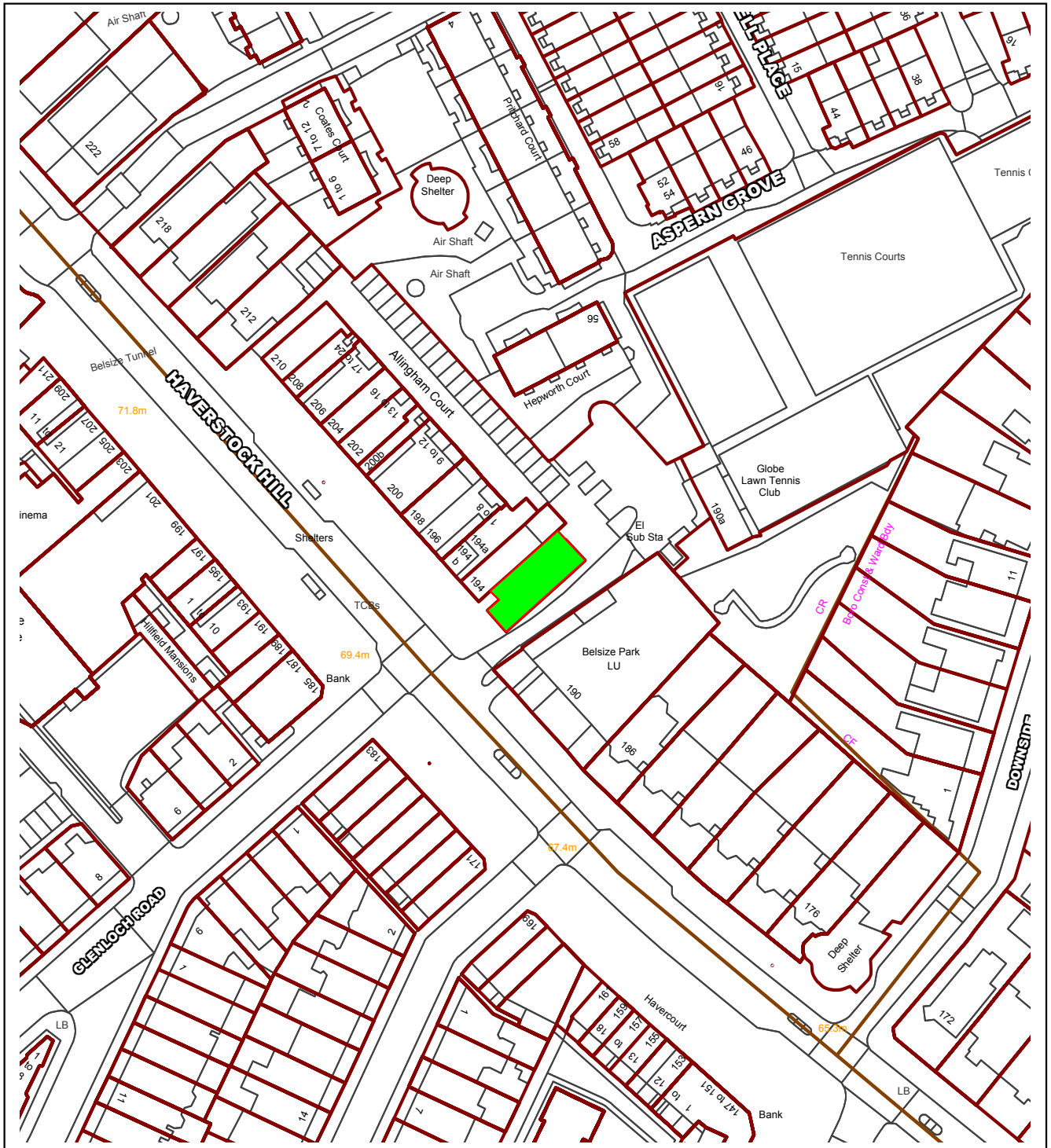


192 Haverstock Hill - 2017/1935/P



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Photos



10/07/2017



10/07/2017



10/07/2017



21/02/017



21/02/017



21/02/017



Front view (picture taken 2016)



Application site in 2014



View of side of Allingham Court

Delegated Report		Analysis sheet		Expiry Date:	10/07/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	08/06/2017
Officer			Application Number(s)		
Kate Henry			2017/1935/P		
Application Address			Drawing Numbers		
192 Haverstock Hill London NW3 2AJ			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013, as amended by planning permission 2016/7028/P dated 15/05/2017, 2014/6672/P dated 27/01/2015 and 2016/1480/P dated 09/08/2016 (for the erection of a 5 storey building, plus basement, to create retail space at ground and basement levels (Class A1), and 5x self-contained flats above (Class C3), following demolition of existing single storey building (Class A1); namely to allow: inclusion of 5x condenser units within plant enclosure on roof, amendment to plant enclosure footprint, alterations to façade materials					
Recommendation(s):		Grant conditional permission subject to a section 106 legal agreement			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 17/05/2017 (consultation expiry date 07/06/2017) and a notice was placed in the local press on 18/05/2017 (consultation end date 08/06/2017).</p> <p>No comments have been received.</p>					
Belsize CAAC	<p>Objection:</p> <ul style="list-style-type: none"> • Object to reconfigured plant enclosure which is too high and too close to external facade and will be very prominent from rear open space. • There is no indication of material, colour or design of roof enclosure. <p>Officer comment:</p> <p><i>Please see Section 3 of the Officer's report below. The plant enclosure has already been approved as part of an earlier application. Although the footprint of the plant enclosure would now increase by 4sqm, the overall structure would be no closer to the front, rear or south-eastern edges of the host building and therefore there would be no change to the visibility of the structure in public views of the building.</i></p>					

Site Description

The application site comprises a building plot between No. 194 Haverstock Hill and the access road which leads to Russell Nurseries housing estate and the Globe Lawn Tennis Courts (GLTC). Belsize Park London Underground station is the other side of the access road (to the south).

Previously, a single storey timber building stood on the site and housed a shop (Class A1). However, the building suffered serious fire damage in June 2014 and has since been demolished. Work has now commenced on site to implement planning permission reference 2012/5391/P, dated 29/11/2013 [Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1)].

The following constraints apply at the application site: Belsize Park/Haverstock Hill Neighbourhood Centre; TFL Underground Zone of Interest; Slope stability.

The application site itself is not within a conservation area; however, the Parkhill Conservation Area is to the south of the application site and the Belsize Park Conservation Area is to the west. The pavement on the east of Haverstock Hill (in front of Nos. 192-210) is locally listed. The Belsize Park London Underground station is Grade II listed.

Relevant History

2016/7028/P - Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013, as amended by planning permission 2014/6672/P dated 27/01/2015 and 2016/1480/P dated 09/08/2016 (for the Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats above (Class C3), following demolition of existing single storey building (Class A1); namely to allow: alterations to balconies; alterations to façade materials; replace core overrun with plant enclosure (400mm taller than approved overrun); alterations to ground and first floor podium height and upper levels (overall increase in height of building of 490mm); alterations to shop fascia, including addition of awning - **Granted Subject to a Section 106 Legal Agreement 15/05/2017**

2016/1480/P - Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013 and as amended by planning permission 2014/6672/P dated 27/01/2015 for the Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1); namely to allow an overall increase in height of the building of 1.2 metres, an increase in the width of the ground floor by 1 metre, an increase in the width of the upper floors by 0.585 metres, alterations to fenestration and external appearance, alterations to internal layout and change in dwelling mix - **Granted Subject to a Section 106 Legal Agreement 09/08/2016**

2014/6672/P - Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013 (for erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats), namely to reduce the width of the upper floors by 1m - **Granted Subject to a Section 106 Legal Agreement - 27/01/2015.**

2012/5391/P - Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1) - **Granted Subject to a Section 106 Legal Agreement 29/11/2013.**

8803903 - Continued use of the forecourt for sale & display of motor cars – **Granted 04/05/1989.**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

G1 Delivery and location of growth

H1 Maximising housing supply

H2 Maximising the supply of self-contained housing from mixed-use schemes

H4 Maximising the supply of affordable housing

H6 Housing choice and mix

H7 Large and small homes

E1 Promoting a successful and inclusive Camden economy

A1 Managing the impact of development

A2 Provision and enhancement of open space

A3 Protection, enhancement and management of biodiversity

A4 Noise and vibration

A5 Basements and Lightwells

D1 Design

D2 Heritage

D3 Shopfronts

D4 Advertisements

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

TC1 Quantity and location of retail development

TC2 Protecting and enhancing Camden's centres and other shopping areas

TC4 Food, drink, entertainment and other town centres uses

T1 Prioritising walking, cycling and public transport

T2 Car-free development and limiting the availability of parking

T4 Promoting the sustainable movement of goods and materials

Belsize Conservation Area Statement (2003)

Park Hill and Upper Park Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. The proposal

- 1.1. This application seeks planning permission to vary condition 2 (approved plans) of planning permission 2012/5391/P, dated 29/11/2013.
- 1.2. This application follows planning permission references 2016/7028/P (dated 15/05/2017), 2016/1480/P (dated 09/08/2016) and 2014/6672/P (dated 27/01/2015) which also sought to vary condition 2 (approved plans) of planning permission 2012/5391/P, dated 29/11/2013.
- 1.3. The original application (2012/5391/P) sought planning permission for the following: "*Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1).*"
- 1.4. The 2014 application (2014/6672/P) proposed a reduction in the width of the upper 3 floors by 1 metre.

1.5. The 2016 application (2016/1480/P) proposed the following changes:

- Overall increase in height of building by 1.2 metres
- Addition of lift overrun (250mm tall)
- Increase in width (ground floor extended by 1 metres to boundary with road; upper block extended by 585mm towards No. 194)
- Residential entrance moved from side to front of building
- Retail unit entrance moved into main glazed area on front elevation
- Alterations to fenestration
- Rear elevation not curved at ground and first floor
- Changes to external materials
- Alterations to layout of solar PV equipment
- Ground floor commercial unit floor space reduced from 140sqm to 122sqm
- Basement to be used solely for storage (rather than forming part of retail unit)
- Residential cycle store moved to basement
- Commercial refuse area moved to basement
- Position of stairs to basement moved from within shop to main core
- Alteration to position and size of core
- Alterations to internal layout of residential units
- Change to dwelling mix

1.6. The later 2016 application (2016/7028/P) proposed the following changes:

- Alterations to balconies
- Alterations to façade materials
- Replace core overrun with plant enclosure (400mm taller than approved overrun)
- Alterations to ground and first floor podium height and upper levels (overall increase in height of 490mm)
- Alterations to shop fascia, including addition of awning

1.7. This current application seeks the following changes to the approved scheme:

- Inclusion of 5x condenser units within approved plant enclosure on roof
- Amendment to plant enclosure footprint
- Alterations to façade materials (replace the approved natural stone spandrels with brick courses along part of the north-west elevation)

2. The principle of development

2.1. The principle of development was established as acceptable at the time of the original application (2012/5391/P). The retention of a Class A1 use on the site was welcomed, especially because the application site is within a Neighbourhood Centre, and the new residential use was considered to be acceptable in light of the fact housing was the priority land use of the LDF.

2.2. The new Local Plan also places a high emphasis on the provision of housing within the borough and supporting the future successful development of neighbourhood centres. As such, the principle of development is still considered to be acceptable and this application therefore needs to consider whether the proposed changes to the approved scheme are acceptable in terms of design considerations and impact on residential amenity.

3. Design

Plant enclosure changes

3.1. At the time of the previous application to vary the approved plans (reference 2016/7028/P, dated 15/05/2017), permission was granted for the replacement of the core overrun by a plant

enclosure that would be 400mm taller than the approved overrun. In total, the height of the approved plant screen is 1.85 metres from the roof finished floor level. The Officer's Report noted that, whilst the plant enclosure would be taller than the overrun, it would have a smaller overall footprint (18sqm compared to 21sqm) and it would be located further back from the front elevation of the building. On this basis, it was considered unlikely that it would be visible from street level or in long-range views of the building.

- 3.2. This current application seeks to amend the footprint of the plant enclosure on the north-west elevation (alongside Allingham Court) so that the plant enclosure would follow the line of the roof, rather than leaving a gap between the enclosure and the capping stone on the roof edge, which would not be accessible for maintenance. The overall footprint of the enclosure would increase from 18sqm to 22sqm.
- 3.3. Although the footprint of the plant enclosure would increase by 4sqm, the overall structure would be no closer to the front, rear or south-eastern edges of the host building and therefore there would be no change to the visibility of the structure in public views of the building. On this basis, the proposed change is considered to be acceptable.

Elevation change

- 3.4. This application seeks to replace the approved natural stone spandrels with brick courses along part of the north-west elevation. This is a further change from the previous application (reference 2016/7028/P, dated 15/05/2017), which proposed the use of natural limestone.
- 3.5. The proposed change is considered to be acceptable. The front and rear parts of the building would still feature the spandrels and the differences in floor level on the north-west side elevation of the building would be shown by movement joints.
- 3.6. Condition 3 of the original permission (2012/5391/P, dated 29/11/2013) requires the submission and approval of details of the materials (and other elements) before the relevant part of the work is begun. The same condition is recommended to be attached to this permission, so that the final bricks can be agreed.

4. Amenity

- 4.1. This current application seeks to amend the footprint of the plant enclosure on the north-west elevation so that the plant enclosure would follow the line of the roof, rather than leaving a gap between the enclosure and the capping stone on the roof edge. However, this alteration would not be visible from any windows in the side of Allingham Court, due to its siting to the rear.
- 4.2. This application also seeks to define the plant/condenser units within the approved plant enclosure. It is proposed to install 5x condenser units within the enclosure.
- 4.3. A Noise Assessment Report has been provided with the application, which specifies the nominal background level to be used in any subsequent assessment. The Council's Noise Officer is satisfied with the Noise Assessment Report and has suggested suitable conditions to attach to any planning permission granted to ensure that noise levels do not exceed specified limits, and that suitable anti-vibration measures are employed.
- 4.4. Subject to the suggested additional conditions, it is not considered that the proposal would have a harmful impact on neighbouring amenity.
- 4.5. The proposal is therefore considered to be acceptable in this respect.

5. Planning conditions

- 5.1. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. Paragraph 015 of the Planning Practice Guidance (Flexible options for planning permission)

notes that a decision notice describing the new permission should be issued, setting out all of the conditions related to it.

5.2. The original permission (2012/5391/P) was subject to 15x planning conditions, many of which have been discharged. The table below sets out which conditions are recommend to be attached to the new decision notice, if planning permission is granted:

Condition	Requirement	Comment
1	Time limit	Work has commenced on site so this condition is no longer relevant.
2	Plan numbers	A revised condition to show the most recent plan numbers is suggested.
3	Drawings / samples of materials (various)	This condition has not been previously discharged and the proposed materials have changed. As such, it is suggested to re-attach this condition.
4	Drawings / samples of materials for means of enclosure outside recessed area	This was agreed pursuant to planning permission 2016/4503/P, dated 18/10/2016. The revised details do not impact on the approved details and therefore this condition is amended accordingly.
5	Details of the green roof	This condition requires the green roof to be provided in its entirety prior to occupation. This is still relevant and it is suggested to re-attach this condition.
6	Details of hard and soft landscaping	This was agreed pursuant to planning permission 2016/4503/P, dated 18/10/2016. The revised details do not impact on the approved details and therefore this condition is amended accordingly.
7	Timing for implementation of hard and soft landscaping	This condition is still relevant is it is suggested to re-attach this condition.
8	Tree retention details	This was agreed pursuant to planning permission 2016/4503/P, dated 18/10/2016. The revised details do not impact on the approved details and therefore this condition is amended accordingly.
9	Details of bird/bat boxes	This condition requires the bird and bat boxes to be provided in their entirety prior to occupation. This is still relevant and it is suggested to re-attach this condition.
10	Details of cycle parking	This condition requires the 6x cycle spaces to be provided prior to occupation. This is still relevant and it is suggested to re-attach this condition.
11	Method statement, in consultation with London Underground, for basement construction	This was agreed pursuant to planning permission 2016/4503/P, dated 18/10/2016. The revised details do not impact on the approved details and therefore this condition is amended accordingly.
12	Provision of waste storage/removal facilities before occupation	This condition requires the waste storage and removal facilities to be provided prior to occupation. This is still relevant and it is suggested to re-attach this condition.
13	Provision of lifetime homes features	Lifetime Homes is no longer relevant. It is therefore not considered necessary to re-attach this condition.

13	Flat roofs not to be used for terraces, unless shown on plans	This condition prevents the use of flat roofs as terraces, unless illustrated on the plans. This is still relevant and it is suggested to re-attach this condition.
14	All north-facing windows to be obscurely glazed	This condition requires all the north-facing windows in the building to be fitted with obscure-glazing. This is still relevant and it is suggested to re-attach this condition.
15	Details of external noise levels	This new condition will require details to be provided of external noise levels and mitigation measures as appropriate. It will also ensure that noise levels do not exceed specified limits.
16	Details of anti-vibration measures	This new condition will requires details to be provided of anti-vibration measures.
17	Vibration levels	This new condition will ensure that vibration levels do not exceed specified limits.
18	Noise levels	This new condition will ensure that noise levels in rooms at the development do not exceed specified limits.

6. Deed of variation to s106 legal agreement

6.1. The original permission at the application site was subject to a section 106 legal agreement for the following:

- Car-free housing;
- Construction Management Plan;
- Highways works contribution;
- Environmental, public realm, walking and cycling improvements contribution;
- Tree works contribution;
- Code for Sustainable Homes Level 3;
- Energy strategy;
- Education contribution;
- Open space contribution

6.2. The above requirements remain relevant. A deed of variation to the legal agreement is required.

Recommendation: Grant conditional permission subject to section 106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Nicholas Taylor + Associates
31 Windmill Street
London
W1T 2JN

Application Ref: **2017/1935/P**

12 July 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**192 Haverstock Hill
London
NW3 2AJ**

DECISION
Proposal: Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013, as amended by planning permission 2016/7028/P dated 15/05/2017, 2014/6672/P dated 27/01/2015 and 2016/1480/P dated 09/08/2016 (for the erection of a 5 storey building, plus basement, to create retail space at ground and basement levels (Class A1), and 5x self-contained flats above (Class C3), following demolition of existing single storey building (Class A1); namely to allow: inclusion of 5x condenser units within plant enclosure on roof, amendment to plant enclosure footprint, alterations to façade materials

Drawing Nos:

Revised Plans: 15047_G200_P_RF_001-C; 15047_G200_E_NW_001-D

Superseded plans: 15047_G200_P_RF_001-B; 15047_G200_E_NW_001-C

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission 2012/5391/P, dated 29/11/2013.

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

- 2 For the purpose of this decision, Condition 2 of planning permission 2012/5391/P, dated 29/11/2013, shall be replaced with the following condition:

REPLACEMENT CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans: 15047_G200_P_00_001-C; 15047_G200_P_B1_001-C; 15047_G200_P_01_001-D; 15047_G200_P_02_001-B; 15047_G200_P_03_001-B; 15047_G200_P_04_001-B; 15047_G200_P_RF_001-C; 15047_G200_S_AA_001-C; 15047_G200_S_BB_001-B; 15047_G200_E_SW_001-C; 15047_G200_E_SE_001-D; 15047_G200_E_NE_001-C; 15047_G200_E_NW_001-D.

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 Council before the relevant part of the work is begun:

a) Typical details of new balustrade at a scale of 1:10 including materials and finish.

b) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, at a scale of 1:10

c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.

The relevant part of the works shall then be carried in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the Camden Local Plan 2017.

- 4 The details in respect of the means of enclosure outside opening hours of the ground floor recessed area on the Haverstock Hill frontage shall not be carried out other than in accordance with the details approved in connection with planning application reference 2016/4503/P, dated 18/10/2016. The approved details shall be implemented prior to first use of building and thereafter be permanently retained.

Reason: In order to seek to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with Policies D1 and C5 of the Camden Local Plan 2017.

- 5 Prior to the first occupation of any new residential units the green roof on the drawings and documents hereby approved shall be provided in its entirety. The green roof shall be installed strictly in accordance with the details hereby approved and shall be retained and maintained as such thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the Camden Local Plan 2017.

- 6 The hard and soft landscaping and means of enclosure of all un-built, open areas shall not be carried out other than in accordance with the details approved in connection with planning application reference 2016/4503/P, dated 18/10/2016.

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 D1, A2 and A3 of the Camden Local Plan 2017.

- 7 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, 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 Policies D1, A2 and A3 of the Camden Local Plan 2017.

- 8 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 details approved in connection with planning application reference 2016/4503/P, dated 18/10/2016. Tree protection measures shall be implemented prior to the commencement of development and retained throughout the construction period.

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 Policies D1, A2 and A3 of the Camden Local Plan 2017.

- 9 Prior to the first occupation of any new residential units all of the bird/bat boxes and bricks on the drawings and documents hereby approved shall be provided in their entirety. The boxes / bricks shall be installed strictly in accordance with the details hereby approved and shall be retained and maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Policy A3 of the Camden Local Plan 2017.

- 10 Prior to the first occupation of any new residential units the whole of the 6 spaces of cycle parking provision shown on the approved drawings shall be provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

- 11 The foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent) shall not be carried out other than in accordance with the details approved in connection with planning application reference 2016/4503/P, dated 18/10/2016.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with Policies T1, T2 and T4 of the Camden Local Plan 2017.

- 12 Prior to the first occupation of any of the new residential units the whole of the waste storage and removal facilities shown on the approved drawings shall be provided. The whole of the waste storage and removal provision shall be permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate waste storage and removal facilities and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies D1 and CC5 of the Camden Local Plan 2017.

- 13 Only the areas specifically shown on the plans hereby approved as an external terrace or balcony shall be used for such purposes; and no other flat roofed areas (such as the roof level or the green roof area) shall be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

- 14 Prior to the first occupation of any residential units all north (side) elevation windows (facing Allingham Court) detailed as obscure glazed on the approved drawings shall be fully installed with obscure glazing and shall be permanently retained and maintained thereafter.

Reason: In order to prevent any detrimental impacts of overlooking of the neighbouring premises in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

- 15 Prior to the first occupation of any of the new residential units, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary.

Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 16 Prior to the first occupation of any of the new residential units, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that plant equipment and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced.

Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration, in accordance with Policy A4 of the Camden Local Plan 2017.

- 17 Prior to the first occupation of any of the new residential units, details shall be submitted to and approved in writing by the Council, of building vibration levels and, together with appropriate mitigation measures where necessary. Details shall demonstrate that vibration will meet a level that has low probability of adverse comment and the assessment method shall be as specified in BS 6472:2008.

No part of the development shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by ground- or airborne vibration, in accordance with Policy A4 of the Camden Local Plan 2017.

- 18 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 5 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 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.
- 8 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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

Yours faithfully

Supporting Communities Directorate