

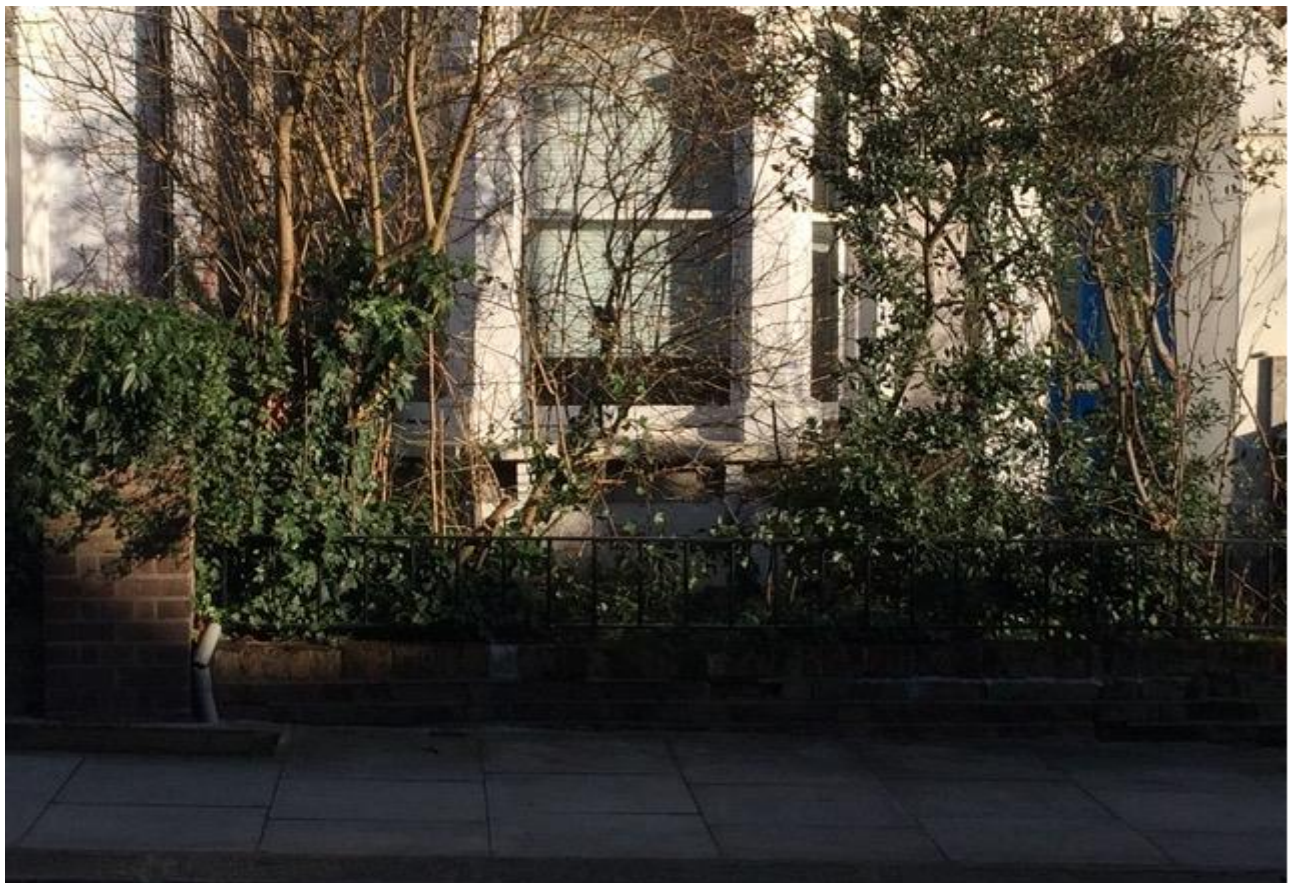
# 2015/6424/P - 13 Kylemore Road



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Photograph 1. Front elevation



Photograph 2. Front Boundary



Photograph 3. Boundary treatment



Photograph 4. Boundary treatment and front door



Photograph 5. Rear existing stairs



Photograph 6. Rear elevation



Photograph 7. Rear roof parapet



Photo 8. 9 Kylemore Rd lightwell



Photo 9. 16 Kylemore Rd lightwell



Photo 10. 21 Kylemore Rd lightwell

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	18/01/2016
Members Briefing		N/A	<b>Consultation Expiry Date:</b>	07/01/2016
<b>Officer</b>			<b>Application Number(s)</b>	
Raymond Yeung			2015/6424/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
13 Kylemore Road London NW6 2PS			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Excavation to lower the existing basement floor level and creation of new front lightwell with associated external staircase and front bay window; erection of new front boundary wall with new bin store area; changes to fenestration to the rear at lower and upper ground levels; raising the parapet wall and roof level of existing rear closet wing.				
<b>Recommendation(s):</b>		Grant planning permission subject to S106 legal agreement		
<b>Application Type:</b>		Householder application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>11</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
<b>Summary of consultation responses:</b>	<p>Letters were sent to the adjoining occupiers.</p> <p>4 different letters of objections were received, from the following neighbours;</p> <p>11 Kylemore Road x 2          15 Kylemore Road          20 Kylemore Road          71 Edgwarebury Lane, Edgware (who owns a garden flat at No.15 Kylemore Road)</p> <p>The following issues were raised (prior to revisions received):</p> <ul style="list-style-type: none"> <li>• Size of the rear proposed rear extension</li> <li>• Object to the proposed roof terrace and obscure glazing</li> <li>• Reduction of light to the neighbouring windows</li> <li>• Reduction of privacy to roof terrace at No.15</li> <li>• The height of the proposed roof elevation at number 13 will affect the light to 15.</li> <li>• The building work itself is very likely to damage the chimney stacks of the property itself.</li> <li>• Loss of character from the proposed rear fenestration alteration</li> <li>• Front lightwell is too large</li> </ul> <p>Officer's response;</p> <p><i>Revised plans were submitted to omit the proposed rear extension, roof dormer, and roof terrace. As such, the above concerns are considered no longer relevant. However, the remaining concerns below are addressed by Officers:</i></p> <ol style="list-style-type: none"> <li>1. <i>Noise, dust, and scaffolding</i></li> <li>2. <i>Drawings do not show complete extent of development</i></li> <li>3. <i>Overdevelopment of the site</i></li> <li>4. <i>Front lightwell is too large</i></li> <li>5. <i>Stability of number 15 excavating the lower ground / basement, disruption of the water table and localised flooding from the basement construction</i></li> </ol> <p>Officer's response;</p> <ol style="list-style-type: none"> <li>1. Matters of construction noise, disturbance and scaffolding are not material planning considerations. However, if the proposals are considered acceptable the applicant will be advised of general building regulations advice and environmental health legislation in terms of 'noise' by way of informatives.</li> </ol>					



	<ol style="list-style-type: none"> <li>2. The drawings have been revised and are considered sufficient to show the extent of the development.</li> <li>3. It is considered that the proposals do not represent overdevelopment. The basement is modest in size as it is below the existing footprint of the house and the dormer, terrace and rear extension have been removed from the proposal.</li> <li>4. The front lightwell itself is considered rather modest and would be required to improve the standard of the residential accommodation at basement level allowing light and outlook following the revisions. The lightwell is a size similar to the others nearby given approval for, as shown on the planning history section to other properties, with the rest of the excavation of the front garden filled with a new planting and drainage arrangement. The front garden area measures 15 square metres and the lightwell itself is just 4 square metres. The rest of the excavated area is covered with new planting/drainage and the new external stairs at the front.</li> <li>5. There has been a significant amount of additional information submitted following the first BIA submission which required additional details and plans as required by independent assessor's Campbell Reith (CR) to deal with issues such as land stability, flooding, water tables. Following further clarity and assessment from the initial BIA, the final audit report from CR considered that the proposal would not harm the hydrogeology and land stability of the property and its neighbours.</li> </ol>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p><u>West Hampstead Gardens &amp; Residents Association</u> object to the proposals on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Roof extension too large and it will overshadow neighbours</li> <li>2. Ground water and drainage problems</li> <li>3. Lightwell to front too large and not in-keeping with smaller ones nearby</li> <li>4. Basement Impact Assessment incomplete and does not follow 'good practice' on basement guidance</li> </ol> <p>Officer's Response:</p> <ol style="list-style-type: none"> <li>1. <i>This has been removed from proposals</i></li> <li>2. <i>Please see point 5 above in the address to the neighbours</i></li> <li>3. <i>Please see point 4 above in the address to the neighbours</i></li> <li>4. <i>Please see point 5 above in the address to the neighbours</i></li> </ol>

## Site Description

The application site is a two storey, mid-terraced dwelling house with lower ground floor located on the east side of Kylemore Road backing on to the properties at the rear on Gladys Road. The surrounding area is predominantly residential with similar style terraced residential properties and is located in the Fortune Green Neighbourhood Plan area.

The subject site is not within a designated Conservation area, nor does it relate to a listed building.

## Relevant History

### Application site

None for the application site, but the relevant ones nearby involving new basements are-

### 5 Kylemore Road

planning permission 2012/6509/P granted on 23/01/2013 for: Excavation to create increased depth to existing basement and new lightwells to front and rear and erection of rear ground floor level extension all in connection with existing ground and lower ground flat (Class C3).

### 7 Kylemore Road

planning permission 2012/3346/P granted on 28/08/2012 for: Excavation to lower the existing basement and create a front lightwell, alterations windows/doors at rear basement level and removal of staircase from rear ground floor level to garden all in connection with use of the building as a single-family dwelling-house (Class C3).

### 10 Kylemore Road

planning permission 2012/1383/P granted on 1/05/2012 for: Erection of single-storey rear lower ground floor level extension and excavation to increase depth of existing basement and create enlarged front lightwell, alterations to fenestration at rear lower ground floor level, erection of replacement timber fence to rear and timber cover to bin store in front garden all in connection with existing flat (Class C3).

### 23 Kylemore Road

planning permission 2011/6378/P granted on 8/03/2012 for: Excavation to lower the floor level of the existing basement and creation of a front basement lightwell with entrance steps and enclosed by railings all in connection with existing dwelling (Class C3).

### 16 Kylemore Road

planning permission 2005/4872/P granted on 27/01/2006 for: The formation of a lightwell in the front garden and associated alterations to the front basement elevation to provide an additional habitable room for the existing maisonette on the basement and ground floors.

### To the immediate rear of the application site-

### 27 Gladys Road

Planning permission 2017/0467/P granted on 8/09/2017 for; Excavation of existing basement to lower floor by 0.8m and excavation of basement and lightwell under front garden. Replacement front boundary wall. Erection of single storey rear and side infill extension. Loft conversion involving installation of rear dormer extension, 2 x front rooflights and creation of roof terrace above two storey closet wing enclosed by new balustrade.

## Relevant policies

### The London Plan 2016

### NPPF 2012

### Camden Local Plan 2017

T4 (Sustainable movement of goods and materials)

CC3 (Water and flooding)

D1 (Design)

A1 (Managing the impact of development)

A4 Noise and vibration

A5 (Basements)

### Camden Planning Guidance

CPG1 Design

CPG2 Housing

CPG4 Basements and lightwells

CPG6 Amenity

CPG7 Transport

CPG8 Planning Obligations

### Policies 2 and A15 of the Fortune Green and West Hampstead Neighbourhood Plan 2015

## Assessment

### 1. Proposal

1.1 The proposal consists of the following;

- Increasing the depth of an existing semi-basement cellar by 600mm to create habitable accommodation
- Excavation of the front garden to basement level to create a lightwell (measuring 2.3m in depth below the street level, 1.4 metres projecting from the front of the existing front bay window)
- New external staircase at the front leading into the lightwell from ground level
- New front bay window at basement level within the new lightwell
- New front boundary consisting of a new dwarf wall and railing above and new bin storage measuring at 1050mm high
- Raising parapet and roof level to the rear wing
- Changes to the lower and upper ground fenestrations on the existing 3 storey rear wing to change doors and staircase for French doors and a new window

1.2 Revisions;

- Removal of proposed roof dormer and associated use of roof as roof terrace with fencing
- Removal of proposed single storey rear extension
- Reduction of the front lightwell
- Removal of glass screening above the newly raised flat roof of the rear wing in a later revision
- Revised BIA by new engineers and additional supporting information

### 2. Design and appearance

2.1 As well as policy D1 (Design) of the Local Plan, there are other design policies and guidance in Camden Planning Guidance (CPG1: Design) and the Fortune Green and West Hampstead Neighbourhood Plan; in the latter, Policy 2 'Design and Character' states- 'All development shall be of high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead'.

### ***Basement and lightwell***

2.2 The building consists of lower ground, ground and first floors with the lower ground floor opening onto the rear garden. The proposal intends to lower the basement floor by approximately 600mm, contained within the footprint of the front section of the house and excavation of the front garden to basement level to create a lightwell requiring underpinning. The application states that the underpins will be extended and an outline retaining wall design is included in the revised submission. The front garden measures at 23 square metres in floor area, the proposed lightwell measures around 10 square metres floor area and as such would be less than 50% take up of the front garden to comply with policy A5 and CPG4.

2.3 Policy D1 states that The Council will seek to secure high quality design in development. The Council will require that development respects local context and character, and in particular with relevance to this case, responds to natural features and preserves gardens, incorporates high quality landscape design and maximises opportunities for greening for example through planting of trees and other soft landscaping. The Camden Planning Guidance CPG1 recognises the importance of front garden areas upon the character and attractiveness of the area. The guidance goes further to state that excavation of lightwells will be prevented as a means of providing access to basements where this does not form part of the historical means of escape to these areas. Front lightwells may be considered acceptable where they have formed part of the historic development of the street and would not detract from the character or appearance of the property or local area. A site inspection noted that, while front lightwells to basements are not a historic feature of Kylemore Road, a number of lightwells have been approved (at least 5 in the past 10 years- see history above) and constructed.

2.4 The excavation proposed to the front of the building would be approximately 2.3m in depth below street level, 1.4 metres projecting from the front of the existing front bay window and across the width of the property for the provision of a front lightwell. The proposed change in levels would alter the basement level within the main building suitable for habitable living space.

2.5 The principle of introducing steps going down to the basement level from front area has been established to be acceptable as it has been allowed for 7 and 23 Kylemore Road in permissions stated in the history section above. 1 Kylemore Road has this feature as well to allow access to a basement flat at 1a Kylemore Road. As such, the proposal is considered acceptable following the revised drawings which have scaled down the amount of excavation and size of the lightwell. The lightwell would be less than half of the depth of the whole front garden and set back behind an adequate planting area at the front to minimise its visibility from the street. The proposed new bay window would match the size and details of the windows above.

### ***Front boundary treatment and bin store***

2.6 The replacement front boundary from brick and railings to a new rendered wall with railings are considered acceptable in that they are subservient to the host property, in-keeping with the other walls elsewhere in the street. The railings are to match the existing and the traditional ones that exists on other properties on this street as well.

2.7 To ensure that the lightwell would not feature prominently in the streetscape, a planted area is proposed which will be conditioned for further details of the planting scheme to be submitted and to retain it permanently. This would be an enhancement to the appearance of the building.

2.8 The new arrangement would create a new bin store area to fit two wheelie bins; this is considered an enhancement to the existing arrangement which is at the moment left exposed in a disorganised arrangement.

### ***Rear fenestration alteration***

2.9 All lower ground floor windows to the rear of the property would be replaced with new timber

windows and French door (on rear of outrigger wing). The design, matching materials and size of the openings are considered acceptable.

2.10 The removal of the external stairs to the rear and the replacement of the first floor door to the window on the upper ground level area of the rear return are considered an enhancement to the property. The new window matches existing and the removal of the stairs improves the tidiness of the rear façade in appearance and character. The proposal is considered to be in keeping with the host building and streetscape.

### ***Raising the rear parapet and roof level***

2.11 The raising of the parapet and roof level of the existing rear closet wing is considered acceptable. It would have materials to match existing and would be the same height and design as the adjoining closet wing at No. 15 Kylemore Road to give a consistent symmetrical appearance. It is also proposed to replace the existing rooflight with a slightly larger one on this roof. This would not be visible from the public realm and the proposal would match the detailed design of the properties along this terrace. As such, the proposed roof is considered acceptable in design terms.

2.12 As such the proposals are considered to comply with the requirements of policy D1 of the Camden Local Plan and the guidance found in Camden Planning Guidance.

## **3. Basement Impact Assessment**

3.1 Policy A5 states in determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should- not comprise of more than one storey; not be built under an existing basement; not exceed 50% of each garden within the property; be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and avoid the loss of garden space or trees of townscape or amenity value. The Council will require applicants to demonstrate that proposals for basements; do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'; avoid adversely affecting drainage and run-off or causing other damage to the water environment; avoid cumulative impacts; do not harm the amenity of neighbours; provide satisfactory landscaping, including adequate soil depth; do not harm the appearance or setting of the property or the established character of the surrounding area; protect important archaeological remains; and do not prejudice the ability of the garden to support trees where they are part of the character of the area.

3.2 The above policy is also reflected within CPG 4, which states basements and lightwells are accepted if they would not- cause harm to the built and natural environment and local amenity, result in flooding, or lead to ground instability. Applicants will be required to submit information relating to the above within a Basement Impact Assessment (BIA) which is specific to the site and particular proposed development.

3.3 In accordance with the requirements of policy A5 and CPG4, the applicants have submitted Basement Impact Assessment reports which review the impacts of the proposed basement structure and construction methods in terms of its impact upon drainage, flooding, groundwater conditions and structural stability. Due to the site constraints, these documents have undergone a full audit from the Council's third party auditors – Campbell Reith (CR).

3.4 Policy A5 'Basement Developments' of the Fortune Green and West Hampstead Neighbourhood Plan state that there are concerns regarding the effect on the structural stability of adjacent properties; damage or loss to the character and biodiversity of gardens; the impact on sustainable drainage; and the impact on carbon emissions. The above NP fully supports the requirement for full and rigorous

Basement Impact Assessments before any such applications are considered.

3.5 Following the public consultation process, a number of responses were received, one in particular relating to issues of localised flooding. These comments have all informed the BIA audit process and led to the applicants being required to undertake a comprehensive analysis of the potential impact to the wider hydrogeological environment.

3.4 The BIA was reviewed by Campbell Reith (CR) who required significant revisions. Following the initial audit, a new BIA by different engineers Card Geotechnics Limited (CGL) was received in March 2017 and further reviewed by CR. Further information was received between June and October 2017 in response to the queries raised in the second audit. The remaining documents from the applicant relating to minimising disruption during construction were received in August 2017. The individuals involved in the preparation of the BIA have the appropriate qualifications required by CPG4 which are considered acceptable by CR.

3.6. Following the second audit, a number of maps have now been included in both the updated structural report within the revisions submitted. The Camden Flood Risk Assessment indicates the site is in an area at risk from external sewer flooding. The Structural Report proposes non-return valves which would mitigate the risk of sewer flooding. It also comprises a drainage strategy which proposes permeable paving on crushed stone within the new lightwell. The London Clay has low permeability and is not suitable for soakaway drainage. However, the proposed lightwell area is modest and any adverse effects of this drainage strategy would not impact neighbours or the wider environment.

3.7 Justification was requested by Campbell Reith for the predicted movements, including the statement that long term deflection is considered to be negligible. The revised BIA results indicates maximum vertical deflections of 1.8 and 2.3mm for No. 11 and 15 Kylemore Road respectively with 1.8 and 3mm 'limiting horizontal movements'. It is accepted that there are no slope stability concerns or any other groundwater and surface water considerations regarding the proposed development. The revised BIA concludes the risk of flooding is minor. Mitigation measures are included in the Structural Report. An outline drainage strategy has been provided for the proposed lightwell. It is accepted that this solution should not adversely affect neighbours or the wider environment. It is accepted the damage to the neighbouring properties is unlikely to exceed Category 1 (very slight) damage.

3.8 As confirmed by Campbell Reith, the trigger levels should be agreed with the relevant Party Wall surveyors prior to construction and it is accepted that there are no slope stability concerns or any other groundwater and surface water considerations regarding the proposed development and a BCP would not be required. It is considered that with the supplementary information provided, the BIA meets the requirements of CPG4. A condition will be imposed to require excavation to be carried out in accordance with the BIA recommendations.

#### **4. Amenity**

4.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

4.2 With regards to the basement accommodation, this would be ancillary and subordinate to the main house with internal stairs leading from the basement to the ground floor of the main house above. The lightwell would have around 2 metres length of defensible space, and the creation of the new front bay window in a lightwell and removal of an existing central wall would create a new dual-aspect habitable room allowing sufficient light. As such, it is considered that such standard of accommodation is acceptable.

4.3 It is considered that the raising of the rear parapet wall is minor and would mirror the size of the adjoining neighbour's rear closet wing; as such it is considered that there would not be any harm caused to the neighbour.

4.3 It is considered, following the removal of the roof screen, roof and ground floor extensions, and rear staircase, there are now no amenity issues raised with this proposal.

## **5. Transport and s106 legal agreement**

5.1 The Council is concerned that construction vehicles may damage the public highway within close proximity of the Road. Policy T4 expects works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surface following development. Therefore, in order to pay for any potential damage to the highway associated with the works proposed, a financial contribution for highway works should be secured as a Section 106 planning obligation to cover this expenditure. The estimated amount from the Council's Highways team is £2865.88 to cover this.

## **6. Conclusion**

6.1 In summary the proposed enlargement of the basement with the creation of a front lightwell and alterations to the front area are considered acceptable in accordance with policies of the Camden Local Plan and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

6.2 **Recommendation** – Grant subject to a s106 legal agreement .

### ***DISCLAIMER***

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30<sup>th</sup> October 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Robert Hume

Application Ref: **2015/6424/P**

26 October 2017

Dear Sir/Madam

**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:

**13 Kylemore Road  
London  
NW6 2PS**

Proposal:

Excavation to lower the existing basement floor level and creation of new front lightwell with associated external staircase and front bay window; erection of new front boundary wall with new bin store area; changes to fenestration to the rear at lower and upper ground levels; raising the parapet wall and roof level of existing rear closet wing.

Drawing Nos: Structural report dated January 2017 by Entuitive, SPK01RevA, SPK02RevA, SPK03, letter by MW dated 2/8/14 ref14040/MPW, Basement Impact Assessment Revision 2 by CGL dated July 2017, email dated 29/8/17 by Robert Hume, Additional BIA information; CCTV plan and letter by TATDS Ltd; TP1 and TP2 sketches, EX03, 141040-01, 141040-02, 141040-03, 141040-N1A, 141040-N1B, 141040-N1C.

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

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

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



Condition(s) and Reason(s):

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

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

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Structural report dated January 2017 by Entuitive, SPK01RevA, SPK02RevA, SPK03, letter by MW dated 2/8/14 ref14040/MPW, Basement Impact Assessment Revision 2 by CGL dated July 2017, email dated 29/8/17 by Robert Hume, Additional BIA information; CCTV plan and letter by TATDS Ltd; TP1 and TP2 sketches, EX03, 141040-01, 141040-02, 141040-03, 141040-N1A, 141040-N1B, 141040-N1C.

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

- 4 The development shall be carried out in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment by CGL Rev3 dated September 2017 and supporting documents hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.

- 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 policies A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details 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 policies A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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.
- 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.

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