

Address:	10A Oakhill Avenue London NW3 7RE		10
Application Number:	2014/1037/P	Officer: Seonaid Carr	
Ward:	Frognaal & Fitzjohns		
Date Received:	07/02/2014		
Proposal: Erection of a 3 storey building with lower ground and basement levels to provide 5 flats (2 x 4 bed and 3 x 3 bed) with 7 car parking spaces and cycle storage at lower ground floor level and associated landscaping works, following demolition of existing house.			
Drawing Numbers: OHA-PL-PR-01C, OHA-PL-PR-02G, OHA-PL-PR-03K, OHA-PL-PR-05G, OHA-PL-PR-06H, OHA-PL-PR-08B, OHA-PL-PR-10C, OHA-PL-PR-12E, OHA-PL-PR-13, OHA-PL-PR-20G, OHA-PL-PR-21C, OHA-PL-PR-22D, OHA-PL-PR-23C, OHA-PL-PR-24A, OHA-PL-PR-25B, OHA-PL-PR-26A, OHA-PL-PR-40A, Daylight, Sunlight and Overshadowing Report by Syntegra Consulting dated February 2014, Energy Strategy Report by Syntegra Consulting dated February 2014, Basement Impact Assessment: 10a Oakhill Avenue Ref:61458R1 Rev3 by esi dated June 2014, Basement Impact Assessment Screening Report: Land Stability by Soil Consultants dated April 2014, Structural Feasibility Report by Ian Harban Consulting Engineers dated April 2014, Arboricultural Impact Assessment Report by Landmark Trees dated February 2014 and Affordable Housing Statement.			
RECOMMENDATION SUMMARY: Grant conditional permission subject to Section 106 legal agreement			
Applicant:		Agent:	
Mr Eli Nathenson 43 Burghley Road London NW5 1UH		Martin Evans Architects 18 Charlotte Road LONDON EC2A 3PB	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		614m ²
Proposed	C3 Five self contained flats		2141m ²

Residential Use Details:		
	Residential Type	No. of Bedrooms per Unit

		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									1
Proposed	<i>Flat/Maisonette</i>		1	2	2					

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	8	0
Proposed	7	0

OFFICERS' REPORT

Reason for Referral to Committee:

This application is reported to the Development Control Committee as it involves the demolition of a building within a conservation area [Clause 3(v)] and involves the making of a Section 106 planning obligation for matters which do not fall within the scheme of delegation [Clause 3(vi)].

1. SITE

- 1.1 The application site is located to the northern side of Oakhill Avenue, which is a predominantly residential area. The land levels of the site rise along the street, stepping upwards from the south-west to the north-east. Standing nearly opposite a street junction, the site is visible in long views along Greenaway Gardens as well as in Oakhill Avenue itself.
- 1.2 The site is occupied by a detached post-war building, which is three storeys in height including a lower ground floor level with incorporated garage, the roof area also has habitable floorspace. The site is in use as a single dwelling with another smaller annex located to one side, this is attached to the building. The property is set within generous grounds and benefits from a large rear garden and area to the front of the property for off street car parking.
- 1.3 The site is located within the Redington/Froggnal conservation area, the building is not listed and nor is it considered to make a positive contribution to the conservation area it is considered to make a neutral impact on the conservation area.

2. THE PROPOSAL

- 2.1 The original application sought permission for demolition of the existing building and the erection of a 3 storey building with lower ground and basement levels comprising 5 units (3 x 3 bed and 2 x 4 bed) with 7 car parking spaces within the lower ground level with cycle storage together with landscaping works.
- 2.2 During the course of the application part of the depth of the basement level was reduced to remove the two swimming pools one each for flat 1 and 2. The layout of the second floor level was amended to provide a 2 bed unit as opposed to a 3 bed

unit. The proposed mix of the scheme under consideration is 1 x 2 bed, 2 x 3 bed and 2 x 4 bed.

- 2.3 The proposed building would have a contemporary design with a flat roof, set in at second floor level. The building would occupy almost the full width of the application site at 21.1m. The building would have a stepped front and rear elevation, the depth decreases at each floor above ground level, the basement level would be of the footprint of 29.4.m, at lower ground it would be 30.3m, upper ground 26.3m, first floor 24.2m and second floor 17.2m. The basement would extend 3.1m beneath the lower ground floor level and a maximum of 6m beneath the upper ground floor level. The proposed building would be set back 7.8m from the front boundary line of the application site at lower ground floor level. In terms of height, given the slope in the land, when viewed from the front elevation up to the first floor of the building would measure between 9m and 10.7m, the second floor which would be set in from the front and side building lines would project a further 2.1-2.6m above the parapet of the first floor.
- 2.4 Given the slope in the land the building would retain the front steps leading up to the upper ground floor entrance, there would also be vehicular and pedestrian entrances to the lower ground floor. A pathway would run to the front of the building, there would be private terraces to the rear at lower and upper ground as well as first floor. At second floor level would be a terrace to the front and rear elevation.
- 2.5 The building would accommodate five flats. Flats 1 and 2 would be located at basement, lower and upper ground floor, flats 3 and 4 at first floor and flat 5 at second floor. In part of the front portion of the lower ground floor level would be a car park providing space for six vehicles, there would also be a garage to the right side of the site providing space for one vehicle. In total there would be seven spaces provided on site, two of these spaces would be for the residents at No.8, there are currently two spaces on site for the occupiers of No.8. The application site was previously the rear garden of No.8, when it was developed there had to be two spaces for the occupiers of No.8 as part of the freehold agreement, as such these would be provided within the proposed scheme. The remaining five spaces would be for the proposed residential units.
- 2.6 The lower ground floor level would also provide a cycle store for 10 bikes. Waste and recycling storage would be located within a bin store external to the garage at lower ground floor.

3. **RELEVANT HISTORY**

- 3.1 E5/8/2/1165 - Planning permission granted in 1965 for the erection of a two storey detached dwelling house comprising nine habitable rooms on land adjoining 8 Oakhill Avenue.
- 3.2 E5/8/2/1734 – Planning permission granted in 1966 for the erection of a detached house with integral garage on the site adjoining No. 8 Oakhill Avenue.

- 3.3 2013/3477/P & 2013/3956/C – Planning permission and conservation area consent refused in August 2013 for the erection of a new 4 storey building containing 5 flats (Class C3), following demolition of existing building. The application was refused on grounds of design, excessive provision of car parking (the development included seven spaces), insufficient information for the basement impact assessment, insufficient information in regard to the affordable housing payment, overlooking to neighbouring properties and the absence of a legal agreement to secure measures to mitigate the impact of the development.

4. **CONSULTATIONS**

- 4.1 Councillor Mennear has objected on the following grounds:

- Impact on amenity of neighbour due to loss of garden space and impact on local biodiversity.
- I am very concerned regarding the loss of the mature oak tree to the front.
- The basement excavation is excessive, risk of impact on neighbours.
- Building is too close to neighbour building noise from plant will impact neighbouring residents.

- 4.2 Councillor Marcus objected on the following grounds:

- The basement will adversely affect neighbouring properties through displacement of earth or change of water courses leading to a damage exceeding Burland Scale rating of 2.
- Increased overlooking to neighbours.
- Loss of green space due to extension of building.
- Potential loss of existing trees.
- Materials do not conform with character of the area.
- Increase strain on traffic congestion.

- 4.3 Thames Water

- Should the LPA grant approval Thames Water would recommend a condition to secure a drainage strategy detailing any on and/or off site drainage works which will be submitted to the Council for approval.
- The developer should seek to manage as much rainwater as possible on site and explore sustainable methods of managing the remainder as close as possible to the site.
- The applicant should include a non-return valve or other suitable device to avoid the risk of backflow at a later date.
- With regard to surface water drainage it is the responsibility of the developer to make provision for drainage to ground, water courses or suitable sewer.
- Do not raise objection to water infrastructure capacity.

- 4.4 Redington/Frognaal CAAC - objection

- Excessively deep basement.
- Concern about effect on groundwater and trees.
- Impact of construction on neighbouring properties, threatening long term damage to properties.
- Excessive extension of hard landscaping to the rear garden including oversized lightwell and lower terrace.

- Car parking should be restricted to 1:1.
- The development should include all aspects of sustainable development.

4.5 Heath and Hampstead Society – objection

- Five blocks is alien to the character of the area and will lead to an intensification of development including an increase in traffic.
- Over-development of the site.
- This is Quennell-country not an extension of Finchley Road.
- Basement excavations deeper than one floor are not acceptable especially where adjoining houses are close.
- The Basement Impact Assessment is not acceptable as it does not provide any assessment of damage on adjoining houses and boreholes carried out do not reach deeper than 7m, when the basement is deeper that renders the report useless. There is also a statement to note further ground investigations will be necessary in the future, they are necessary now.
- Excessive parking provision, vehicles would not be able to turn on site.
- Terraces would increase overlooking to neighbouring buildings.
- No Construction Management Plan.
- The tree report makes no statement on the ages of any of the trees, the design and access statement estimates the Oak Tree to the front to be 90-100 years old, they are considerably older than this, at least 300 years old. These trees are of immense importance.
- The trees are also part of a known bay flight path into the wood surrounding Oakhill House and Spedan Close.
- The present building was built too close to one of the oak trees resulting in too much constraint on its canopy, it would be good if the block of flats could be set further back to protect the tree in the future.
- Concerned the author of the tree report is unaware of the importance of the trees, if development goes ahead the developer should be encouraged to use a tree expert with experience of veteran trees.
- Concerns regarding the land stability report, slope angle is not the only consideration when evaluating the risk of landslip, the underlying geology and presence of slip surfaces left over from glacial activity during previous ice ages are relatively common within the Claygate Beds.
- Urge the application is not approved until trees T1 and T8 (oak trees) are assessed for possibility of protection from drowning during basement construction.
- Concern with the energy statement, don't consider the proposed method appropriate for the environment.
- Object to car parking provision should be no more than 5.
- Basement should go only one level down.

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	24
<i>Total number of responses received</i>	9
<i>Number of electronic responses</i>	7

<i>Number in support</i>	4
<i>Number of objections</i>	4
<i>Number of comments</i>	1

4.6 1 letter of comment was from a resident at 32 Heath Drive, a summary of which is provided below:

- I have no objection provided the basement does not impact the health of trees on my land which adjoins the site.
- The proposal is a slight improvement on the previous proposal but has still to produce an acceptable design.
- The building should be redesigned to create a silhouette in keeping with the surrounding buildings including features prevalent in the neighbourhood. There is a need for it to visually sit comfortably within the context of Oakhill Avenue along the frontage.
- There should be a reduction in the garden space to limit building lines to the existing.
- No loss of trees should occur, no way loss of trees in this green corridor could be adequately replaced.

4.7 4 letters of objection were received from residents at 10 Oakhill Avenue, a local resident who has provided their work address and two residents who did not provide their address, a summary of responses are provided below:

- Proposed building out of character with Oakhill Avenue, proposed materials alien to adjacent buildings, the area is characterised by brick and timber windows.
- Design of building emphasizes the excess bulk, scale and size of building.
- Fails to establish a design relationship with Oakhill Avenue.
- The existing building breaks down scale by using separate blocks and setbacks.
- Proposal fails to justify demolition of an existing neutral building choosing to substitute it with another neutral building design.
- The development would impact on biodiversity, climate control air quality and noise pollution.
- The proposed building takes up most of the existing green space.
- Contrary to comments given by Thames Water the risk to our property would be of significant proportions.
- Impact on neighbour amenity in terms of outlook, overlooking and noise.
- Danger of probable subsidence cannot be under estimated due to proposed basement structures.
- Clear need to identify hydrological report findings and risk of subsidence to No.10.
- Excessive parking provision.
- No proposal to attenuate noise and vibration from lift overrun and motor run, plant and water tanks as well as basement air-conditioning.
- Proposal for terraces, green roofs and PV panels should be tested not just suggested to improve sustainability.
- Permission should not be granted for the demolition of the concrete embankment of No.10A or main stairs to the first floor due to impact on the oak tree.

- The site is on Claygate Beds a highly shrinkable type of clay and subject to subsidence and movement, the proposed basement would impact on the foundations of our property risking substantial subsidence.
- Proposed building serious obstruction for the underground water levels, as our building is lower, all obstructed currents will be forced towards No.10 causing flooding to the lower part of the building and garden.
- Impact on amenity of neighbour by increased overlooking, loss of light and increased noise.
- Increased traffic strain.
- Materials not in keeping with the area.
- Destroying the valuable irreplaceable trees to allow construction and those located downstream will be disrupted by the excavations.
- Development would not accord with Camden's Biodiversity Report which emphasizes the need to ensure protection of the existing green corridor.
- There will be an increase in traffic, there is often a shortage of parking spaces in Oakhill Avenue in evenings and weekends, an increase in visitors will aggravate this shortage.

4.8 4 letters of support were received from residents at Nos.2a, 7 and 8 Oakhill Avenue and 28 Heath Drive, a summary of which is provided below:

- 10a is a house with no architectural merit, the replacement will be a great improvement, we support the application.
- The new scheme would be a big improvement and is a more attractive building, in keeping with the neighbouring properties and local area.
- I do not believe the proposed scheme will affect the parking in the local area.
- The proposal will provide a good quality and well-designed building that would sit well within the conservation area, glad to see modern designs rather than older styles.
- Like the choice of materials and proportions that respect the local traditions of the existing houses while achieving solid modern design.
- We welcome retention of the oak tree in the front garden and the clever way parking has been included so the front garden is not a car park.
- We don't consider there will be a loss of daylight and sunlight to our neighbouring property

5. **POLICIES**

5.1 **National Planning Policy Framework 2012**

5.2 **The London Plan 2011**

5.3 **LDF Core Strategy and Development Policies 2010**

LDF Core Strategy

CS1 (Distribution of growth);

CS4 (Areas of more limited change);

CS5 (Managing the impact of growth and development);

CS6 (Providing quality homes);

CS11 (Promoting sustainable and efficient travel);

CS13 (Tackling climate change through promoting higher environmental standards);

CS14 (Promoting high quality places and conserving our heritage);
CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity);
CS18 (Dealing with our waste and encouraging recycling);
CS19 (Delivering and monitoring the Core Strategy).

LDF Development Policies

DP2 (Making full use of Camden's capacity for housing);
DP3 (Contributions to the supply of affordable housing);
DP5 (Minimising the loss of affordable housing);
DP6 (Lifetime homes and wheelchair housing);
DP16 (The transport implications of development);
DP17 (Walking, cycling and public transport);
DP18 (Parking standards and limiting the availability of car parking);
DP20 (Movement of goods and materials);
DP21 (Development connecting to the highways network);
DP22 (Promoting sustainable design and construction);
DP23 (Water);
DP24 (Securing high quality design);
DP25 (Conserving Camden's heritage);
DP26 (Managing the impact of development on occupiers and neighbours);
DP27 (Basements and lightwells);
DP28 (Noise and vibration);
DP31 (Provision of, an improvements to, open space and outdoor sport and recreation facilities);
DP32 (Air quality and Camden's Clear Zone).

5.4 **Supplementary Planning Policies**

Camden Planning Guidance (2011 (as amended 2013))

CPG1 Design
CPG2 Housing
CPG3 Sustainability
CPG4 Basements and lightwells
CPG6 Amenity
CPG7 Transport
CPG8 Planning obligations

Redington and Frogna Conservation Area Appraisal and Management Strategy
(2003)

6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application are summarised as follows:

- Land Use
- Affordable Housing
- Conservation and Design
- Basement Impact
- Standard of Accommodation
- Neighbour Amenity
- Transport Implications
- Trees

- Sustainability
- Waste
- Other Issues
- Planning obligations
- Mayoral CIL

Land Use

- 6.2 At present the application site is used as a single family dwelling, the proposed development would result in the creation of 5 units, a net increase of 4 units – 1 x 2 bed, 2 x 3 bed and 2 x 4 bed. Given the use of the land would not change from Class C3, no objection is raised on land use grounds. The proposed development would maximise use of the site to deliver housing for the Borough.
- 6.3 With regard to unit mix, DP5 requires 40% of market units to be 2 bed with 3 and 4 bed properties being a medium priority and 1 beds a lower priority. The development would provide 1 x 2 bed, 2 x 3 bed and 2 x 4 bed. Therefore 20% of the development would be 2 bed with the remaining being 3 and 4 beds, which are a medium priority. As such the development would not wholly accord with the requirements of the dwelling size priority table.
- 6.4 Paragraph 5.7 of DP5 notes that the Council will be flexible when assessing developments against the dwelling size priority table, the mix of dwelling sizes appropriate in a specific development will be considered taking into account the character of the development, the site and the area. The applicant has provided letters from estate agents local to the area. Within the letter they note that the demand for one and two bed units is focused around the Hampstead Village where there is easy access to shops and transport. The development site is located in an area which is characterised by large properties which are either arranged as single dwellings or large converted units, small units are not generally a character of the area.
- 6.5 In light of the above, officers consider that whilst the development would provide only one 2 bed unit the provision of 3 and 4 bed units would take into account the general character of the development, the site and the area. As such no objection is raised.

Affordable Housing

- 6.6 The proposed residential accommodation would create over 1,000sqm of residential floorspace, this therefore triggers an affordable housing requirement in accordance with DP3.
- 6.7 Policy DP3 seeks the provision of affordable housing on site, when this cannot be provided off-site in exceptional circumstances a payment in lieu may be appropriate.
- 6.8 In terms of the provision of a unit on site as preferred under DP3, the proposal has been discussed with Camden's Housing team who have confirmed that it unlikely

that a Registered Social Landlord would take responsibility for a single unit on a site such as this.

- 6.9 The site is not located within an area of good public transport accessibility, the nearest town centres are Hampstead Town some 818m from the site and Finchley Road/Swiss Cottage Town Centre which is some 830sqm from the site. As such the site is not considered to be the best location for the provision of on-site affordable housing in this regard. Furthermore given the design of the building with one single entrance it would not be possible for an affordable unit to be provided on site as the service charges associated with the development would be too high for an occupier of an affordable unit to pay. As noted in paragraph 3.17 when developments are of a smaller scale (between 1,000sqm and 3,500sqm) the Council may take a more flexible approach to the provision of on-site affordable housing. In light of the above, it is considered that provision on site would not be suitable on this occasion. With regard to provision off-site, the developer has confirmed that they would not be able to provide any units at other sites within the Borough as they do not have any other available sites. As such it is considered a payment in lieu would be acceptable in this instance.
- 6.10 The existing floorspace of the parent building is 614sqm, the proposed building has a Gross External Area of 2,141sqm, therefore the additional floorspace is 1,527sqm. This would result in a 15% target for on-site affordable housing. The applicant is offering a full payment in lieu which would equate to £606,982.50. This has been calculated as follows:
- Floorspace target for on-site affordable
 $0.15 \times 1527 = 229.05$
- $229.05 \times 2650 = 606,982.50.$
- 6.11 As the sum would be the full contribution as defined in CPG2 and CPG8 no viability report has been provided, as this is not required when a full payment is offered.
- 6.12 The proposed payment of £606,982.50 would be secured via a Section 106 legal agreement should planning permission be granted.

Conservation and Design

- 6.14 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.
- 6.15 The character and appearance of Oakhill Avenue as a whole, reflecting the wider Redington Frogna Conservation Area, is characterised by substantial detached and semi-detached houses dating from the late 19th Century. The more distinguished houses in the street were designed by the renowned architect CHB Quennell, and four are grade II listed. Properties tend to be of two or three storeys, standing in generous, leafy grounds, set back some distance from the road. The predominant building materials are red brick, terracotta and clay tiles. Facades

tend to have a vertical emphasis and are punctuated by features such as bay windows, porches, steeply pitched gables, dormer windows and tall chimneys. These features can be seen on residential properties across the conservation area, although there are variations in terms of building forms and detailing.

- 6.16 To the west is a 1990s block of flats known as 1 to 6 Autumn Rise or No.10 Oakhill Avenue. This building has taken a traditional form with the pitched roof, however, the building is noticeably a later addition to the street by virtue of its brickwork and fenestration. To the east is No.8 Oakhill Avenue which is of a traditional form with a steeply pitched roof and tall chimney.
- 6.17 In certain areas of the conservation area, such as Redington Road, there have been examples of modern infill developments, where the Council has sought low-key and sensitively scaled additions to the streetscape. There is a row of three small houses further to the east at No.2, 2a and 2b which are new build developments, distinctly different from the overall character of the area with part flat and part pitched roofs rather than traditional Quinnell style pitches. Opposite this there is another relatively modern development at 1a-1d Oakhill Avenue with dual pitches and terraces to the rear. On Redington Road to the east of the application site and perpendicular to Oakhill Avenue there is a flat roofed development at No.14. All of these properties are within the Redington Froggnal conservation area, in light of the character of the wider area it is considered that a more contemporary development would not be out of character of the surrounding area.
- 6.18 With regard to the proposed demolition of the existing building, the house is not identified in the Redington/Froggnal Conservation Area Statement as making a positive contribution to the character and appearance of the conservation area, it is somewhat out-of-keeping with the established character of the street and the wider conservation area. It is considered that the building makes a neutral contribution. Paragraph 25.8 of policy DP25 states that a replacement building should appreciably enhance the conservation area, which this proposal seeks to achieve.
- 6.19 When considering the development within the context of the street, the height of the building takes into account the height of properties either side of the development and the slope down Oakhill Avenue. Furthermore as with many properties on Oakhill Avenue the building would be set back from the front boundary line, the building would be screened by the existing trees to the front garden area which would be retained as part of the development, softening the appearance of the building.
- 6.20 The footprint of the proposed building continues to extend further back from the rear building line of the existing property and that of the immediate neighbours. However, the scale of the building has been reduced in comparison with the previously refused scheme, allowing for a sizeable rear garden. Also, its overall bulk and mass have been broken down so as not cause harm to the character and appearance of the conservation area.
- 6.21 The roof form of the building has been modified following the previous refusal, the current proposal no longer involves a stepped roof terrace on two levels, the rectilinear form comprising a flat-roofed storey of accommodation recessed back

from the main elevation has been retained with a roof terrace at the front. Concern was raised as to the appropriateness of a flat roof in this location, however as the previous proposal was of a larger bulk and mass the flat roof appeared more dominant than the current proposal and competed more with the neighbouring properties visually. Although the revised flat roof would offer a distinctly different appearance to the neighbouring properties No.8 and 10, it has taken into account the proportion of these neighbouring buildings to ensure it integrated with the surrounding street in a more coherent manner than the previous proposed. Furthermore, the existing building does not conform to the design of these neighbouring building.

- 6.22 As stated above, the existing building varies from neighbouring properties, it has a horizontal rather than a vertical emphasis due to the configuration and proportion of its large picture-style windows. The fenestration of the replacement building, particularly on the front elevation continues to have slightly larger windows with a predominant horizontal emphasis, however to improve upon this each window is broken up vertically to emulate the design of the windows of the traditional neighbouring properties. A vertically-articulated bay feature has been created by a double-height framed feature containing the ground and first floor windows. The balconies on the front elevation which was part of the previous proposal have been removed, which is welcomed, since they are not characteristic of the conservation area (those on the neighbouring 1990s building predate current guidance and are an exception). The detailed design of the facades and the materials which pick up on the traditional red brick of the conservation area are considered acceptable further details should be secured via condition.
- 6.23 Compared to the previously refused proposal the overall footprint, height, bulk, scale and mass are significantly reduced. The elevations have also been articulated to reflect neighbouring properties and minimise the building's presence in the streetscape. Thereby overcoming the concerns the Council raised in respect of the previous proposal. It is considered that the proposed development would be an appropriate addition to the street scene which would be an improvement on the existing building and would preserve and enhance the character and appearance of the Redington/Frognaal Conservation Area.

Basement Impact

- 6.24 Policy DP27 and CPG4 state that developers will be required to demonstrate with methodologies appropriate to the site that schemes for basements maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 6.25 When this application was originally submitted the Basement Impact Assessment was independently reviewed, the initial review required the applicant to provide further details to be certain that the development would accord with DP27. These details were submitted to the Council and provided to the Independent Reviewer who confirmed that the reports are satisfactory and that the proposed basement

was in compliance with DP27, further details of the report findings are set out below.

- 6.26 The Basement Impact Assessment (BIA) has been submitted in two parts, one report addressing the impact on Surface Water and Groundwater and a second report on land stability. The reports have been undertaken by appropriately qualified professionals.
- 6.27 On site investigations were undertaken in May 2013, which included three boreholes, one to the front of the site and two towards the rear of the existing building in May 2013 to a depth of 5m. The site investigations are the same as those undertaken for the previous application hence why they are over a year old.
- 6.28 Independent Review
The BIA reports provided were independently reviewed by LBH Wembley. LBH Wembley required further information with regard to the following:
- Information regarding the form of foundations of neighbouring properties.
 - Ground movement analysis and slope stability assessment.
 - Assessment of the extent of possible movements and damage to neighbouring structures to be expected during and after the works.
 - A detailed monitoring and contingency plan.
 - A detailed drainage strategy.
 - As assessment of potential cumulative impacts.
- 6.29 The independent reviewer noted that this could be dealt with by condition, but that this was at the discretion of the Council. Officers considered that the points raised should be addresses prior to a recommendation being made to ensure the development would accord with DP27. The applicant has provided the additional information required and LBH Wembley have confirmed they have no further concerns regarding the basement level development.
- 6.30 Groundwater
With regard to groundwater the BIA noted that the site is located upon Claygate Beds beneath which lies London Clay, the basement development would extend 3.9m beneath the water table and the development would result in a change to the level of hardstanding on site with an increase in impermeable surface of 127.17sqm.
- 6.31 With regard to the impact assessment, as the Claygate Member beneath the proposed development would be mostly removed, the groundwater flow would be diverted around the basement at the point the basement penetrates the London Clay. Groundwater modelling was used to determine the likely scale of impact. The proposed development is likely to cause a 0.23m rise in water levels adjacent to the neighbouring basement, this is considered to be the maximum rise. As the stabilised water levels are shown to be between 3.62 and 4.14m below ground level up-gradient the 0.23m rise is within the natural fluctuation recorded on site. Properties located down-gradient of the site are not expected to be affected due to their distance from the development and the small predicted change to

groundwater levels. During the course of construction dewatering would be used to ensure any groundwater which does collect is removed.

6.32 With regard to the cumulative impact of the development, taking a highly conservative approach of a scenario where every property in Oakhill Avenue has a basement, there would be an additional 0.04m rise above that established by the above groundwater modelling (0.23m). This is still within the natural variation in groundwater levels recorded at site and represents a potential maximum.

6.33 Land Stability

The screening stage has noted that the site does neighbour land with a slope greater than 7 degrees, however the neighbouring land is greater than 20m from the proposed footprint of the building. Furthermore it notes that 2 trees would be removed as part of the development and there would be only minor to slight encroachments onto the RPA of other trees. In terms of history of shrinkage/swelling there is no evidence of structural distress due to soil volume changes, the change potential of the Claygate Member has been shown to be low, the deeper London Clay strata are expected to be of a high volume change. With regard to watercourses historic maps show the valley of headwaters of the River Westbourne is a short distance to the north west. It is also noted that construction would likely encounter groundwater and dewatering/groundwater control is likely to be required during construction. The site is within 5m of Oakhill Avenue to the south. The proposed excavation would extend below the foundations of adjacent properties, the basement would be sited between 3-5m from neighbouring properties.

6.34 Following the concerns raised by LBH Wembley the applicant provided a report on Land Stability, within this a Burland Scale has been calculated to fall into Category 0 to 1 with the degree of severity being negligible or very slight which equates to fine cracks that are easily treated by normal decoration. It is considered that the proposed basement can be constructed with a top down construction without any significant impact on either the slope stability within the area or adjacent properties.

6.35 Surface Water and flooding

The BIA notes that the basement would change surface water flows as the development is larger than the current basement. The BIA notes that at the detailed design stage a drainage system would be incorporated into the scheme to address rain fall and peak run-off generated on-site. The development would result in an increase in impermeable surface of 127.17sqm.

6.36 With regard to the increase in hardstanding on site, the scheme would incorporate a drainage system to accommodate any additional surface water, the details of which would be secured by condition. It is important to note that Oakhill Avenue is not a street which is noted as previously having flooded. As such no objection is raised in this regard.

6.37 In light of the above it is considered that the proposed basement excavation would not cause harm to the built and natural environment and would not result in flooding or ground instability. A condition would be used to secure details of the drainage

system prior to commencement of the development. Furthermore a Construction Management Plan would be secured via a Section 106 legal agreement to ensure the development would not cause undue harm to local amenity. Therefore the development would accord with the objectives of Policy DP27.

Standard of Accommodation and Unit Mix

- 6.38 Policy DP26 seeks to secure development which provides an acceptable standard of accommodation with respect to internal arrangements, rooms sizes and amenity space.
- 6.39 The proposed units would be of a generous size, providing five units that exceed the Council's minimum floorspace standards as required by CPG2 and all rooms meet the Council's requirements. In addition it is considered there is ample storage and circulation space provided and the dwelling is laid out in an appropriate manner that would ensure adequate daylight and sunlight to all habitable rooms.
- 6.40 With regard to the outlook, the proposed units are dual aspect and would be afforded good levels of outlook to both front and rear elevations at all levels. Flats 1 and 2 would occupy the basement, lower ground and upper ground levels, the main habitable accommodation would be at ground floor level and afforded good amenity. The lower ground would include bedrooms which would either look onto terraces to very rear of the building or lightwells, given the change in land levels. The basement level would not have any openings, given this space would be used a gym, games room and cinema room no objection is raised to the lack of light and outlook.
- 6.41 In terms of internal head heights, the proposed sections demonstrate minimum head height would be achieved, internal head heights would range from 2.4-2.7m.
- 6.42 In accordance with DP6 the applicant has provided a statement outlining how they will address the 16 points of the lifetime homes standards. During the course of the application the plans were amended to ensure level access was provided from the lower ground floor level. As such no objections are raised to the proposed development in this regard. A condition will be used to ensure the lifetime home standards are implemented.
- 6.43 The development would provide a large rear garden which would be for communal use by all residents within the building. As the site is not located within an area identified as deficient in public space it would not be reasonable to request a contribution towards public open space.
- 6.44 In light of the above, it is considered the proposed development would provide a good standard of accommodation.

Neighbour Amenity

- 6.45 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 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, implications on daylight and sunlight and noise.

- 6.46 The application has been supported by a daylight and sunlight assessment which considers the impact on Nos.8 and 10 Oakhill Avenue. Given the distance of the proposed development from properties that bound the site to the rear an assessment for these properties is not required.
- 6.47 With regard to daylight, all windows would pass the Vertical Sky component test and as such neighbouring residents would continue to receive a good levels of daylight.
- 6.48 In respect of sunlight, all windows would pass the Average Probable Sunlight Hours test, with some windows actually seeing an improvement on the levels of sunlight received as a result of the proposal. Therefore the report demonstrates that the development would not impact on the levels of sunlight received by neighbouring residents.
- 6.49 The report also addresses overshadowing of the neighbouring gardens at Nos.8 and 10. The report demonstrates that the development would have no impact on No.8 and a negligible impact on No.10. As such no objection is raised in this regard.
- 6.50 With regard to outlook, the proposed development is not considered to lead to a detrimental loss of outlook to any properties which border the site given the buildings location, height and design and distance from the neighbouring windows.
- 6.51 In terms of privacy, the previous application was refused on grounds of overlooking to Nos.8 and 10. The development has been amended to remove the terraces that previously extended to the side of the building furthermore the proposed terraces have been set in and reduced in size to overcome this previous reason for refusal. The development would include a terrace to the front at second floor only, given the siting of this in relation to neighbouring windows there would not be an increased opportunity to overlook neighbouring residents. To the rear elevations there would be terraces at first and second floor. These terraces would be surrounded by 1.2m high walls behind which planters would sit, preventing someone standing directly at the edge of the terrace thereby preventing opportunities to overlook neighbouring residents. As such it is considered the amended proposal have overcome this previous reason for refusal and the development would not lead to an increased loss of privacy to neighbouring residents.
- 6.52 Some concern has been raised by neighbouring residents in respect of plant equipment. At this stage the applicant has not provided any information with regard to the specifications of any plant that would be required. An informative will be used to remind the applicant that any plant which would require external ventilation or enclosures would require a further application.

Transport Implications

- 6.53 The application site is located within an area with a PTAL score of 2(poor) and is located within a Controlled Parking Zone CAS. The application is proposing the provision of seven off street car parking spaces, at present the site benefits from five spaces located within garages and further space for parking cars off street to the front of the garages. It is understood from the applicant that two of the existing car parking spaces on site are for use by the occupiers of No.8 and are part of their lease agreement. These are to be reprovided on site, one via the garage and one within the car park at lower ground floor. There would also be the provision of five spaces, one for each of the new units.
- 6.54 Appendix 2 of the Development Policies notes that in areas of low parking provision there should be a maximum of 0.5 spaces per dwelling with the rest of the Borough allowed a maximum of 1 space per dwelling. Paragraph 18.2 of DP18, notes low parking provision areas as Central London Area, town centres and other areas with high public transport accessibility. The application site would not fall within this category as it is not within any of the areas above and has a low PTAL rating. As such the provision of 1 space per dwelling would accord with DP18 and Appendix 2. The development would be secured as car capped to ensure the future occupiers could not apply for further car parking on site.
- 6.55 The previous application was refused on the grounds of excessive parking, it also included the provision of seven spaces, however within the previous application the site was in error interpreted as being within a low parking provision area, however, on reflection the development would accord with the policy requirements of DP18 by virtue of it not being within an area of low parking provision as such it is considered the proposed parking provision would be acceptable.
- 6.56 In respect of the provision of two spaces for the occupiers of No.8, if these two spaces were to be removed this would result in increased strain on the CPZ as the current occupiers of No.8 already have the right to apply for parking permits and would retain this right. Therefore no objection would be raised to the retention of 2 spaces for the occupiers of No.8. However, should planning permission be granted these spaces must be linked to the owners of No.8 and this should be secured via a Section 106.
- 6.57 In respect of cycle parking, the development would provide a cycle store located internally for 10 cycle parking spaces. This would accord with the requirements for a development of this scale.
- 6.58 Given the level of excavation works that would be required as part of the development a construction management plan would be secured via a Section 106. Furthermore a highways contribution would be sought via a Section 106 to ensure there would be no damage to the surrounding highway as a result of the works.
- 6.59 Given the scale of the proposed development, an increased number of walking and cycling trips would be generated due to the increased number of people living on site as a result of the development. These additional trips would have an impact on the surrounding footways and public transport facilities. Camden would require a financial contribution towards Pedestrian, Cycling and Environmental Improvements in the local area. Camden's Core Strategy details a number of

strategic transport projects which are currently being developed in the borough (pages 170 to 176). It is likely the contributions would be used to support one of these projects.

Trees

- 6.60 Policy CS15 seeks to protect trees and promote the provision of new trees and vegetation. Paragraph 15.21 of the supporting text, states that trees are important for their aesthetic value, as habitat, in shading, cooling and filtering the air. Policy DP24 expects all development to consider existing natural features such as trees, in particular paragraph 24.21 states that development will not be permitted which fails to preserve or is likely to damage trees on a site which makes a significant contribution to the character and amenity of an area.
- 6.61 As per the previous application, the development includes the removal of two trees, one part group, 4 shrubs and 1 hedge. The two trees to be removed are a Hawthorn located adjacent to the rear boundary and a Larch located adjacent to the boundary with No.10. As noted within the Arboricultural statement none of the Oak Trees are to be removed. The applicant has provided a tree report noting the conditions of all of the trees onsite, the Council's tree officer has reviewed the report and raises no objection to the loss of the two trees as they are of a low quality and considers the protection measures recommended within the report to be satisfactory. It is considered that there will be no adverse impact on the trees. If planning permission were to be granted, conditions should be placed on the decision with regard to the protection measures. To mitigate against the loss of the two trees a condition will be used to secure replacement planting of two trees.

Sustainability

- 6.62 The Council would require development to incorporate sustainable design and construction measures. Policy CS13 seeks development to achieve a reduction in CO2 emissions of 20% from on site renewable energy generation. DP22 expects new build housing to meet Code for Sustainable Homes Level 4.
- 6.63 The applicant has provided a pre-assessment as part of the development which notes that to ensure the development meets Level 4 and a reduction in CO2 emissions of 20% the development. To achieve this the development would incorporate individual efficient ASHP's with underfloor heating and a total of 8.175kWp PV for all units, which equals to 25 PV panels. This strategy would provide an average of 57% CO2 reduction saving, it would also provide an average of 21.3% reduction of CO2 emissions the energy demand via onsite renewable technology (PV) for the overall development, as such the 20% reduction in CO2 emissions through renewable onsite has been achieved. In terms of the ratings for energy, water and materials the development would achieve 50% of credits in each category. To ensure the development would meet Code 4 a design stage and post construction assessment should be secured via a Section 106 as per Policy DP22.

Waste

6.64 The Council will seek to ensure development includes facilities for storage and collection of waste and recycling, in accordance with Policies CS18 and DP26. There are two areas for waste, a recycling area within the lower ground floor level providing 6sqm for recycling waste and an area external to the car park providing 5sqm for waste. Given the development is for less than seven units there is no requirement for a communal waste area, however the applicant has chosen to propose one. No objection would be raised to this and it is considered sufficient for the size of the development.

Other Issues

6.65 As the development would provide five units, the development would be liable to provide an contribution towards education as it is likely children would live within the building and therefore use local schools. Such a contribution is calculated based on the unit sizes of the development. This development would provide an educational contribution of £57,845.

Planning obligations

6.66 Based upon the formulas outlined in CPG6 and CPG8 the following financial contributions will be secured via a Section 106 legal agreement:

- An education contribution of £57,845 is required.
- Affordable housing contribution of £606,982.50.
- Highways contribution to be confirmed.
- Pedestrian Cycling and Environmental Improvements contribution of £10,000

6.67 The Section 106 would also have the following heads of terms:

- Car capped;
- Construction Management Plan;
- Sustainability and Energy Plan;
- Allocation of two car parking spaces on site for No.8 Oakhill Avenue.

Mayoral CIL

6.68 Due to the creation of residential units the development would be liable to pay the Mayoral CIL. Within Camden this is charged at a rate of £50 per square metre. As the development would create 1,527sq m it would generate a CIL payment of £76,350.

7. CONCLUSION

7.1 The revised proposal is considered to overcome the previous reasons for refusal. The development is considered to be an appropriate land use and of a design that would provide a high quality contemporary addition to the conservation area. The proposal is considered to be an appropriate form of development which would accord with the relevant policies of the Local Development Framework. A Section 106 legal agreement would secure the points in paragraph 6.62 and 6.63, it is considered any impact of the development would be suitably mitigated.

7.2 Planning Permission is recommended subject to a S106 Legal Agreement.

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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 Prior to the commencement of development detailed drawings and/or samples of materials as appropriate, in respect of the following, have been submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details at a scale of 1:10 or 1:1, samples where appropriate and manufacturer's details of new facing materials including but not limited to brickwork, windows and door frames, glazing, balconies, balustrades, metal panels.

A sample panel of brickwork of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: OHA-PL-PR-01C, OHA-PL-PR-02G, OHA-PL-PR-03K, OHA-PL-PR-05G, OHA-PL-PR-06H, OHA-PL-PR-08B, OHA-PL-PR-10C, OHA-PL-PR-12E, OHA-PL-PR-13, OHA-PL-PR-20G, OHA-PL-PR-21C, OHA-PL-PR-22D, OHA-PL-PR-23C, OHA-PL-PR-24A, OHA-PL-PR-25B, OHA-PL-PR-26A, OHA-PL-PR-40A, Daylight, Sunlight and Overshadowing Report by Syntegra Consulting dated February 2014, Energy Strategy Report by Syntegra Consulting dated February

2014, Basement Impact Assessment: 10a Oakhill Avenue Ref:61458R1 Rev3 by esi dated June 2014, Basement Impact Assessment Screening Report: Land Stability by Soil Consultants dated April 2014, Structural Feasibility Report by Ian Harban Consulting Engineers Rev D dated April 2014, Slope Stability and Ground Movement Assessment by Key GS dated June 2014, Arboricultural Impact Assessment Report by Landmark Trees dated February 2014 and Affordable Housing Statement.

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

- 4 No development shall take place until full details of hard and soft landscaping including replacement tree planting and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 CS14 and 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.

- 5 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. 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 CS14 and 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 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.

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

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to commencement of the relevant part of the development, details of the cycle parking at ground floor level and basement level shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter 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 DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

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.

- 10 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 and demonstrating 50% attenuation of all 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 policy 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.

- 11 Prior to commencement on the relevant part 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 first occupation of the development and retained thereafter.

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 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 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 Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 13 No vehicles shall park on the front forecourt area, the access to the garage shall remain unobstructed with the forecourt being used solely for access to the car park.

Reason: To avoid undue congestion on the street preventing vehicles to access the car parking area and to prevent excessive car parking provision on site in accordance with policies CS11 of the London Borough of Camden Local Development Framework Development Policies and policies DP16 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

- 14 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes 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.

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 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 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.

- 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 the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 7 You are advised that any external plant equipment or louvres associated with internal plant be required you will need to make an application for planning permission.



	<p>Application No: 2014/1037/P</p> <p>10A Oakhill Avenue</p> <p>London</p> <p>NW3 7RE</p>	<p>Scale: 1:1250</p> <p>Date: 11-Aug-14</p>	<p>N</p> 
<p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</p>			

Site Photos



Views from the street

Site Photos



Rear elevation

Site Photos



No.12

No.10

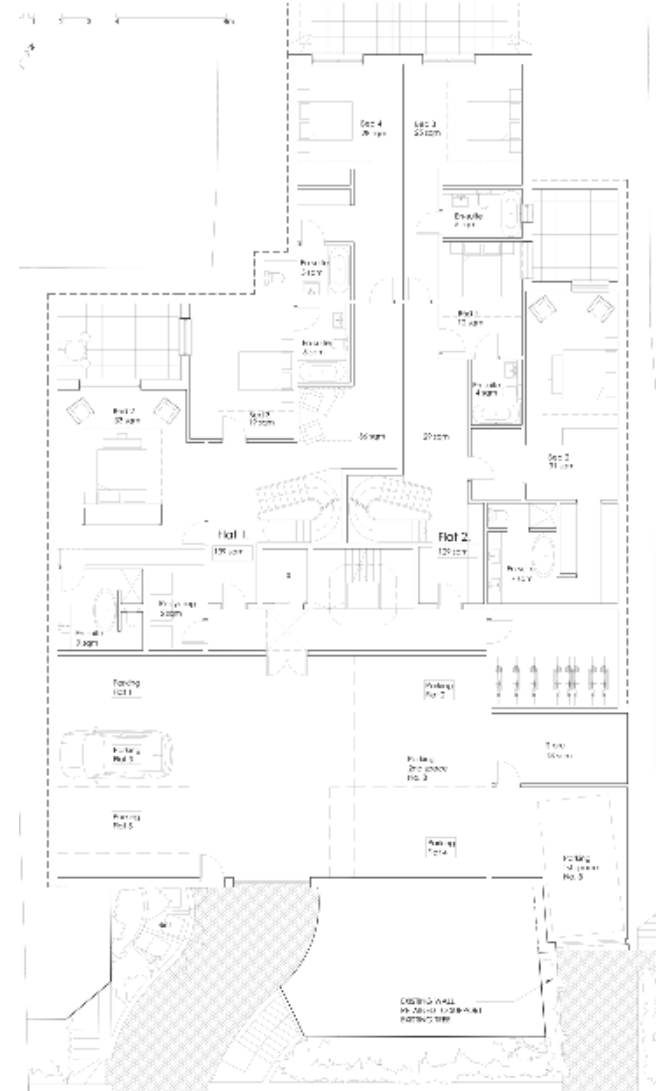
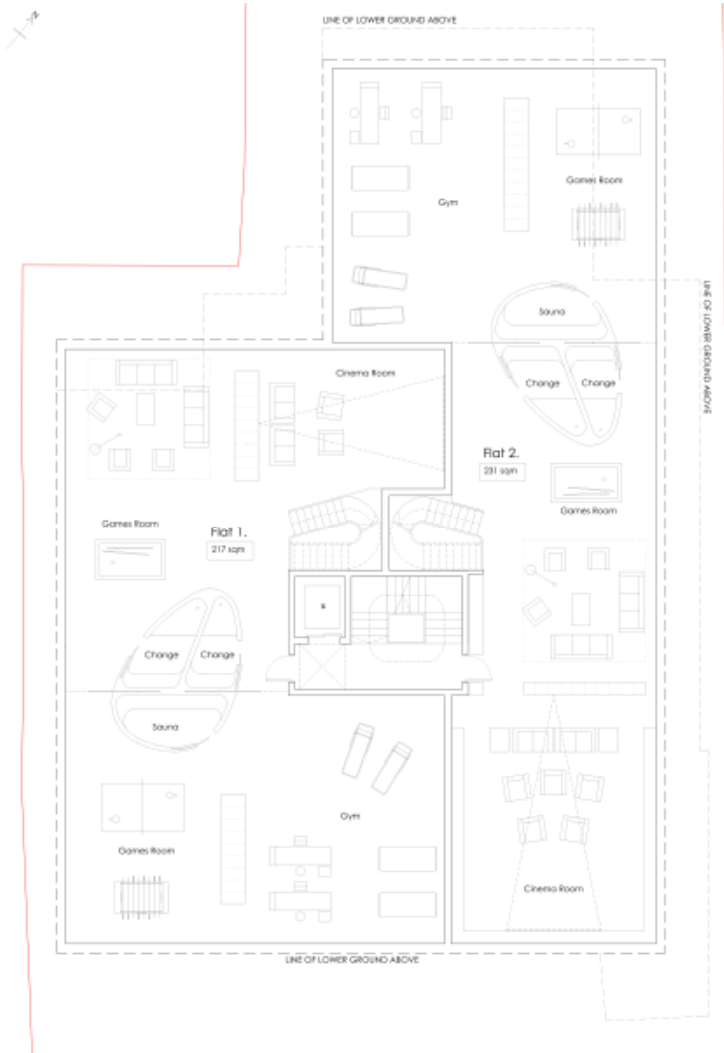


No.8

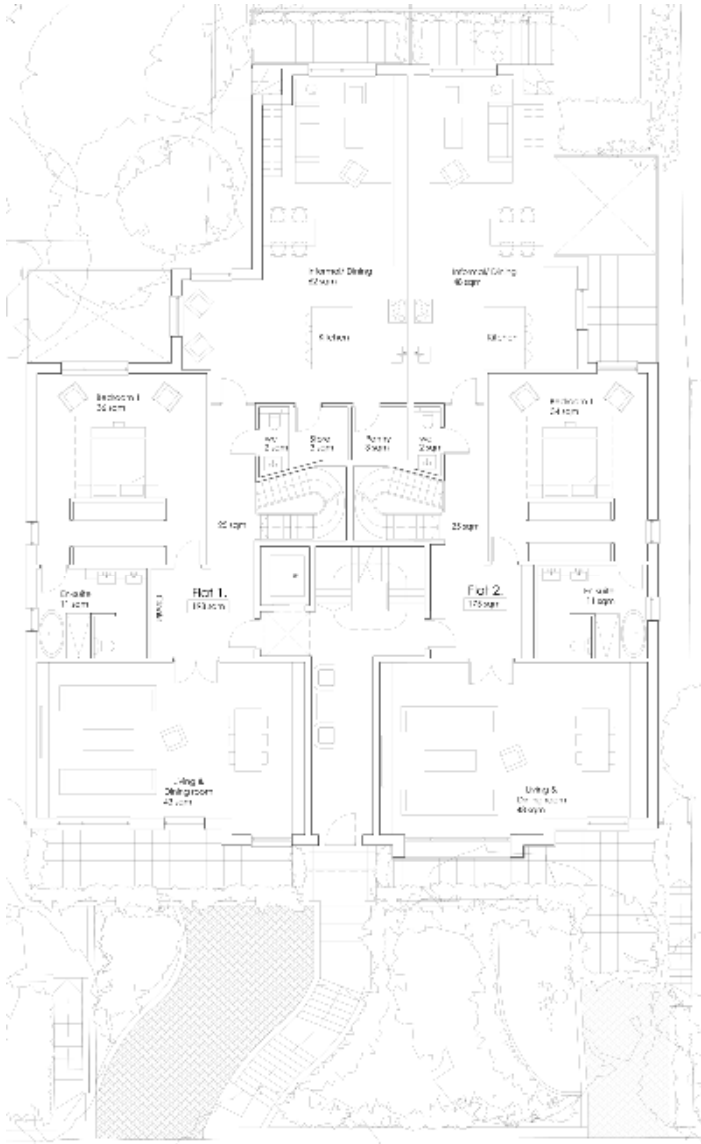
Existing front and rear elevations



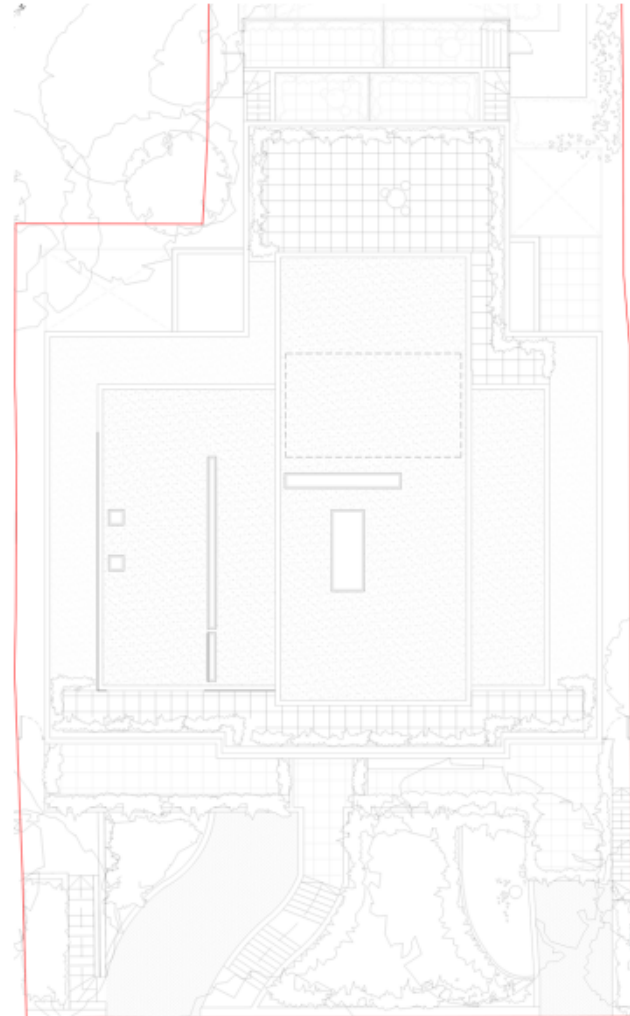
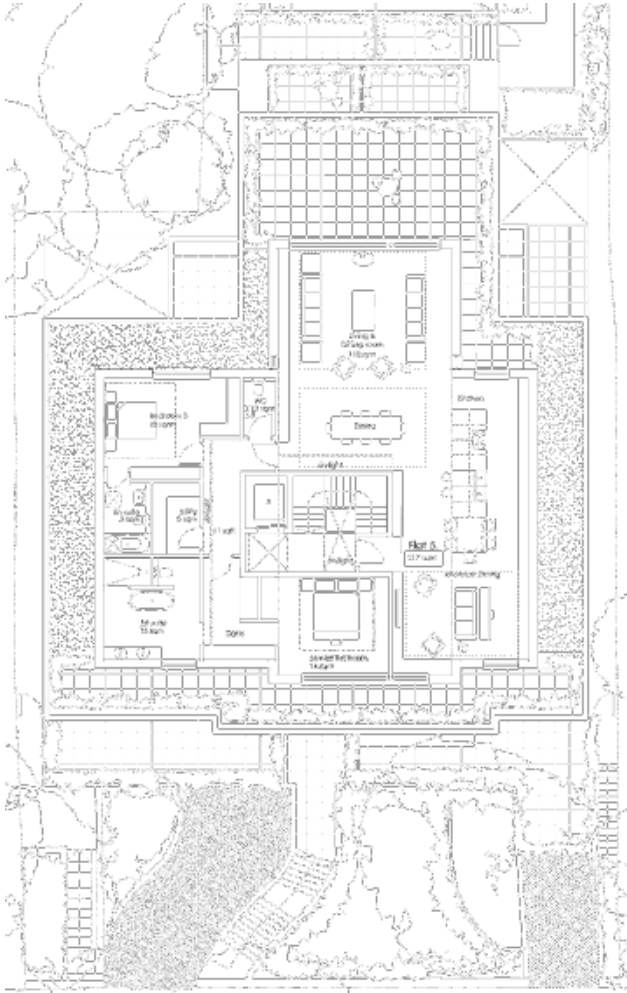
Basement and lower ground floor



Upper ground and first floor



Second floor and roof plan



Section through proposed building

