

Miss Bethan Hawkins
RPS Group/CGMS
140 London Wall
London
EC2Y 5DN

Application Ref: **2017/1407/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

28 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
140-146 Camden Street
London
NW1 9PF

Proposal:

Variation of condition 25 (demolition and construction contracts) of planning permission 2014/7908/P dated 11/05/2016 (for demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping.) namely to allow for separate contracts for demolition and construction of the development.

Drawing Nos: Existing Drawings: D-CSC3-A100; D-CSC3-A101; D-CSC3- A102; D-CSC3A103;

D-CSC3-A104; D-CSC3-A105; D-CSC3-A201; D-CSC3-A202; D- CSC3-A203; DCSC3-A204;

D-CSC3-A205; D-CSC3-A206; D-CSC3-A207; D-CSC3- A208; and D-CSC3A209.

Demolition Drawings: Demolition Plan - Site Plan D-CSC3-A.200; Demolition Plan - Lower Ground floor D-CSC3-A.201; Demolition Plan -Ground floor D-CSC3-A.202; Demolition Plan - 1st floor D-CSC3-A.203; Demolition Plan - Section AA D-CSC3-A.204; Demolition Plan - Section BB D-CSC3-A.205; Demolition Plan - Section CC D-CSC3-A.206; Proposed



Drawings: D-CSC3-A110-D; D-CSC2-A111-D; D-CSC3-A112-E; D-CSC3-A113E; D-CSC3-A114-E; D-CSC3-A115-E; D-CSC3-A116-E; D-CSC3-A117-E; D-CSC3-A118- E; D-CSC3-A119-E; D-CSC3-A120-E; D-CSC3-A121-E; D-CSC3-A122-B; D-CSC3-A123- B; D-CSC3-A211-D; D-CSC3-A212-E; D-CSC3-A213-E; D-CSC3-A214-D; D-CSC3-A215- E; D-CSC3-A216-E; D-CSC3-A311-D; D-CSC3-312-C; D-CSC3-313-C; and D-CSC3-314 E; and D-CSC3-A315.

Air Quality Assessment Update by Air Quality Consultants dated 20/02/15; Arboricultural Impact Assessment Ref: CHL/CMD/AIA/03a by Landmark Trees dated 08/12/14; Basement Impact Assessment v6 by Price & Myers dated May 2015; Basement Impact Assessment Addendum Letter and Supporting Documentation by Price & Myers dated 02/07/15; Letters Replying to BIA review from Price & Myers dated 14/05/15 & 10/06/15; Biodiversity and Ecological Assessment June by The Ecology Consultancy dated 04/06/14; BREEAM Report v3 by Price and Myers dated 26/06/14; Camden Street Materials Statement by Price & Myers undated; Code of Sustainable Homes Pre-Assessment Report v2 by Price and Myers dated 16/12/14; Daylight within the Proposed Development by Anstey Horne dated 08/12/14; Daylight & Sunlight Report by Anstey Horne dated 09/12/14; Daylight & Sunlight Report Addendum Letter by Anstey Horne dated 19/02/15.

Design & Access Statement (Including Waste Storage & Collection Strategy) by Chassay + Last dated Dec 2014; Design & Access Statement Addendum by Chassay + Last dated July 2015; Energy Strategy Report by Price and Myers dated 16/12/14; nergy Strategy Report Addendum v2 by Price & Myers dated 23/02/15; Existing Commercial Employment and Marketing Report by Goldstein Leigh dated 01/06/14; Existing Commercial Schedule of Accommodation by Chassey & Last dated 15/12/14; Landscape Design & Access Statement by Turkington Martin dated Dec 2014; Lifetime Homes Statement and Wheelchair Accessibility Rev A by Chassay + Last dated Feb 2015; Noise Impact Assessment by Hann Tucker Associates dated 01/12/14; Planning Statement by CgMs Consulting dated Dec 2014; Revised Schedule of Accommodation by Chassy & Last dated 22/06/15; Revised 3D Visualisations by Chassay & Last undated; Secured by Design by Chassay + Last dated Dec 2014; Services Strategy for the Provision of Building Services v5 by KUT Associates dated 02/02/2015; Structural Engineering Design Summary by Price & Myers dated May 2015; Transport Statement by TTP Consulting dated Dec 2014; Indicative Construction Programme 03/10/2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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

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

- 2 Approved plans I/II

The development hereby permitted shall be carried out in accordance with the

following approved plans:

Existing Drawings: D-CSC3-A100; D-CSC3-A101; D-CSC3- A102; D-CSC3-A103; D-CSC3-A104; D-CSC3-A105; D-CSC3-A201; D-CSC3-A202; D- CSC3-A203; D-CSC3-A204; D-CSC3-A205; D-CSC3-A206; D-CSC3-A207; D-CSC3- A208; and D-CSC3-A209.

Demolition Drawings: Demolition Plan - Site Plan D-CSC3-A.200; Demolition Plan - Lower Ground floor D-CSC3-A.201; Demolition Plan -Ground floor D-CSC3-A.202; Demolition Plan - 1st floor D-CSC3-A.203; Demolition Plan - Section AA D-CSC3-A.204; Demolition Plan - Section BB D-CSC3-A.205; Demolition Plan - Section CC D-CSC3-A.206;

Proposed Drawings: D-CSC3-A110-D; D-CSC2-A111-D; D-CSC3-A112-E; D-CSC3-A113-E; D-CSC3-A114-E; D-CSC3-A115-E; D-CSC3-A116-E; D-CSC3-A117-E; D-CSC3-A118- E; D-CSC3-A119-E; D-CSC3-A120-E; D-CSC3-A121-E; D-CSC3-A122-B; D-CSC3-A123- B; D-CSC3-A211-D; D-CSC3-A212-E; D-CSC3-A213-E; D-CSC3-A214-D; D-CSC3-A215- E; D-CSC3-A216-E; D-CSC3-A311-D; D-CSC3-312-C; D-CSC3-313-C; and D-CSC3-314-E; and D-CSC3-A315.

3 Approved plans II/II (continued)

Supporting Documents & Background Papers: Affordable Housing Statement including Planning Obligations by Douglas Birt Consulting dated Feb 2015; Air Quality Assessment Update by Air Quality Consultants dated 20/02/15; Arboricultural Impact Assessment Ref: CHL/CMD/AIA/03a by Landmark Trees dated 08/12/14; Basement Impact Assessment v7 by Price & Myers dated May 2015; Biodiversity and Ecological Assessment June by The Ecology Consultancy dated 04/06/14; BREEAM Report v3 by Price and Myers dated 26/06/14; Camden Street Materials Statement by Price & Myers undated; Code of Sustainable Homes Pre-Assessment Report v2 by Price and Myers dated 16/12/14; Construction Management Plan by Chassay + Last dated 09/12/14; Daylight within the Proposed Development by Anstey Horne dated 08/12/14; Daylight & Sunlight Report by Anstey Horne dated 09/12/14; Daylight & Sunlight Report Addendum Letter by Anstey Horne dated 19/02/15; Design & Access Statement (Including Waste Storage & Collection Strategy) by Chassay + Last dated Dec 2014; Design & Access Statement Addendum by Chassay + Last dated July 2015; Energy Strategy Report by Price and Myers dated 16/12/14; Energy Strategy Report Addendum v2 by Price & Myers dated 23/02/15; Existing Commercial Employment and Marketing Report by Goldstein Leigh dated 01/06/14; Existing Commercial Schedule of Accommodation by Chassey & Last dated 15/12/14; Independent Review of Assessment of Viability by BPS Chartered Surveyors dated 09/03/15; Independent Review of Assessment of Viability Addendum by BPS Chartered Surveyors dated 14/05/15; Landscape Design & Access Statement by Turkington Martin dated Dec 2014; Letter Replying to Viability Analysis from Allsop dated 11/05/15; Letter Replying to Review of Viability from Douglas Birt Consulting dated 01/07/15; Letters Replying to BIA review from Price & Myers dated 14/05/15 & 10/06/15; Lifetime Homes Statement and Wheelchair Accessibility Rev A by Chassay + Last dated Feb 2015; Marketing Letter from Roy Hayim dated 06/11/13; Noise Impact Assessment by Hann Tucker Associates dated 01/12/14; Planning

Statement by CgMs Consulting dated Dec 2014; Revised Independent Assessment of Re-revised Basement Excavation Justification for Planning Application 2014/7908/P by Chelmer dated July 2015; Revised Schedule of Accommodation by Chassy & Last dated 22/06/15; Revised 3D Visualisations by Chassy & Last undated; Statement of Community involvement by Bellenden dated Dec 2014; Secured by Design by Chassy + Last dated Dec 2014; Service Strategy by KUT Associates dated 15/07/13; Services Strategy for the Provision of Building Services v5 by KUT Associates dated 02/02/15; Structural Engineering Design Summary by Price & Myers dated May 2015; Townscape, Heritage and Visual Impact Assessment by City Designer dated 10/12/14; Townscape, Heritage and Visual Impact Assessment Addendum by City Designer dated 19/02/15; Townscape, Heritage and Visual Impact Assessment Addendum 2 by City Designer dated 03/07/15; Transport Statement by TTP Consulting dated Dec 2014; and Viability Report relating to Employment Floorspace by Currell Commercial dated 17/12/14.

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

- 4 Prior to commencement of the relevant phase of the works, detailed drawings, and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the development is begun:
- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door including shopfronts at a scale of 1:10;
 - b) Typical details of new railings and balustrade at a scale of 1:10, including method of fixing;
 - c) Details elevations and section showing typical facing brick arrangement including expansion joints and brick detailing;
 - d) Samples and manufacturer's details of new facing materials including brickwork, windows and door frames, glazing, balconies, balustrades, metal cladding; glazed tiles and faience and any other facing materials;
 - e) A sample panel of brickwork for each brick colour and brick pattern (inc. 'hit-and-miss' elements and feature walls) being 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. Submission in respect of this sample means erection on site for inspection and approval by the local planning authority.

The relevant part of the development 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 D1 of the Camden Local Plan 2017.

- 5 Prior to the commencement of work on the superstructure full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. Such

details shall include details of proposed screening, roof terrace design, roof terrace planting, and canal side planting and a programme for implementation. The development 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 A1 and D1 of the Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the first planting season following completion 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 A1 and D1 of the Camden Local Plan 2017.

- 7 The following schedule of cycle parking facilities shall be provided in their entirety prior to the first occupation of any of the new units and permanently retained thereafter

Commercial: 24 spaces
Social Rented: 12 spaces
Shared Ownership: 28 spaces
Private: 64 spaces
Total: 128 spaces

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 the Camden Local Plan 2017.

- 8 Prior to the commencement of work on the superstructure, a plan showing details of the green roof and green wall including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority.

The green roof and green wall shall be fully provided in accordance with the approved details prior to first occupation and shall be retained and maintained in accordance with the approved scheme of maintenance thereafter.

Reason: To ensure that the green roof and green wall are suitably designed and maintained in accordance with the requirements of policies G1, CC1, CC2, CC3, CC4, C6, D1, D2,, A2 and A3 of the Camden Local Plan 2017.

- 9 No impact piling shall take place until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies G1, CC1 and CC3 of the Camden Local Plan 2017.

- 10 Prior to the commencement of work on the superstructure full details of a sustainable urban drainage system, detailing any on and/or off site drainage works shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate a 50% reduction in run off rate from the existing condition. This shall also include details of how the system shall be maintained and managed after completion

The system shall be completed before the development is occupied and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies G1, A1, D1, CC1, CC2, CC3, CC4, DM1 the Camden Local Plan 2017.

- 11 Prior to the commencement of work on the superstructure, a Combined Heat & Power (DHP) specification (model, size, emissions), flue position & required abatement measures, confirming compliance with the Mayor's BAND B NO_x emissions limits of 95mg/Nm³ together with full dispersion modelling assessing the impact of the proposed CHP engine on receptors identified in the approved Air Quality Assessment (revised March 2015) - Air Quality Consultants along with a programme of implementation shall be submitted to and approved in writing by the local planning authority.

The submitted details shall also include proposed air inlet positions together with details of any NO_x scrubbing system in accordance with the approved Air Quality Assessment (revised March 2015) - Air Quality Consultants.

The relevant part of the development shall be carried out in accordance with the details thus approved and shall be retained and maintained thereafter.

Reason: To ensure the amenity of future occupants in accordance with the requirements of policy CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 12 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 policies H1, H3, H4, H5, H6 and H7, of the Camden Local Plan 2017.

- 13 The noise level in rooms at the development hereby approved shall meet the noise standard specified in British Standard BS8233:2014 for internal rooms and external amenity areas. Details of noise protection measures within the development shall be submitted to and approved by the local planning authority prior to the commencement of work on the superstructure. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policies A1, A4, G1, D1, CC1 and DM1 of the Camden Local Plan 2017.

- 14 Prior to the commencement of work on the superstructure, details shall be submitted to and approved in writing by the local planning authority, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings (namely the living room and kitchen above the bedroom of a separate dwelling). Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policy G1, A1, A4, D1, CC1 and DM1 of the Camden Local Plan 2017.

- 15 Prior to the commencement of work on the superstructure 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 permanently 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 policies A2 and A3 of the Camden Local Plan 2017.

- 16 No part of the flat roof areas hereby approved, other than those specifically indicated as such on the approved drawings, shall be used as roof terraces. Other

than the approved roof terraces, the use of these flat roof areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policies A1 and A4 of the Camden Local Plan 2017.

- 17 All trees growing on adjoining sites and public land shall be retained and protected from damage prior to commencement of works on site in accordance with the approved protection details in Arboricultural Impact Assessment Ref: CHL/CMD/AIA/03a by Landmark Trees dated 08/12/14.

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 A2 and A3 of the Camden Local Plan 2017.

- 18 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, 'man-safe' rails or satellite dishes shall be fixed or installed on the external face of the buildings hereby permitted, 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 D1, D2 and C6 of the Camden Local Plan 2017.

- 19 No development shall take place until 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. For the duration of the construction works details of any subsequent change or reappointment shall be submitted to and approved in writing by the local planning authority.

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, D2, C6 and A5 of the Camden Local Plan 2017.

- 20 At least 28 days before building of the superstructure commences

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written

scheme of remediation measures [if necessary], shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, A1, D1, CC1 and DM1 of the Camden Local Plan 2017.

- 21 Prior to the commencement of development a Risk Assessment and Method Statement (including a programme of implementation) outlining all works to be carried out adjacent to [the canal -must be submitted and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies D1, D2, C5 and C6 of the Camden Local Plan 2017.

- 22 Prior to the commencement of development a survey of the condition of the waterway wall shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies A1, D1, D2, C5, C6 of the Camden Local Plan 2017.

- 23 At the end of the construction work, and prior to occupation of the development the waterway wall should be resurveyed and a report submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust which outlines evidence of any damage caused to the waterway wall by the construction work and if necessary a method statement and repairs schedule (including a programme of implementation) to make good any damage.

Any such works shall be carried out in accordance with the approved method statement and repairs schedule prior to occupation of the development.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies A1, D1, D2, C5, C6 of the Camden Local Plan 2017.

- 24 Prior to the commencement of work on the superstructure, details of measures, including privacy screens, non-trafficable areas, and screen planting, to minimise the opportunities for overlooking of flats within the development from all private/communal terraces and balconies shall be submitted to and approved in writing by the local planning authority

The development shall be carried out in accordance with the details thus approved

prior to occupation and maintained and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies G1, A1 and D1 of the Camden Local Plan 2017.

25 REPLACEMENT CONDITION 25

A contract for the carrying out the work on the development of the superstructure shall be provided and completed within 6 months of the demolition of the site commencing.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy A1 and D1 of the Camden Local Plan 2017.

26 The waste facility as approved shall be provided and available for use 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 policies CC5, A1 and A4 of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission:

The proposed change to the wording of Condition 25 is to allow for demolition to occur prior to a contract for construction being submitted. The existing condition requires a contract for redevelopment be submitted prior to demolition, however due to site constraints, further investigation is required post-demolition before the contract can be finalised. The s106 legal agreement shall also be varied to ensure the site is not left vacant following demolition of the existing building.

The revised wording shall ensure that the construction phase of the development occurs within 6 months of the demolition, thereby ensuring the site does not lay vacant for an extended period of time. The s106 legal agreement will also help to ensure that the developer is held to the obligation to commence construction within 6 months of demolition. The revised wording and variation to the legal agreement is considered an acceptable solution to allow a contract to be submitted post-construction whilst preventing the site from long term vacancy.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 11 May 2016 under reference 2014/7908/P.

A press and site notice were advertised in relation to the changes. One response was received from a neighbour and has been considered in relation to the revised wording of Condition 25. The applicant also engaged in their own consultation. The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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).

- 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 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/councilcontacts/environment/cont-act-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.

- 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 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 7 Prior approval must be sought from the TfL Road Directorate structural team for the construction of the basement floor prior to work commencing on site to ensure that the structural integrity of the TLRN public highway would not be adversely affected.
- 8 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).
The applicant is advised that surface water discharge to the Navigation will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk).
- 9 No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in Condition 9 have been completed except during the construction stage.
- 10 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced 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 the CIL charge.

The proposed charge in CIL will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please follow the link provided: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. 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 queries to CIL@Camden.gov.uk

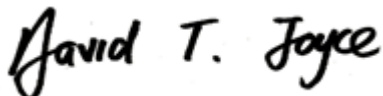
- 11 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning