

1-11A Swains Lane & 109-110 Highgate West Hill, London, N6 6QX ref: 2017/6643/P



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Below: Front elevation of approved scheme



Below: CGIs and visualisations of approved scheme





Below: Approved 2nd floor plan exert (under ref. 2017/0529/P)



Below: Proposed varied 2nd floor plan exert (internal layout change only to combine)



Delegated Report		Analysis sheet	Expiry Date:	30/01/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	25/01/2018
Officer			Application Number(s)	
Jonathan McClue			2017/6643/P	
Application Address			Drawing Numbers	
1-11A Swains Lane & 109-110 Highgate West Hill London N6 6QX			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 2 (approved plans) of planning permission 2013/6674/P dated 26/02/2015 (as amended by 2017/0529/P dated 11/10/2017) for: (Erection of a part 2/part 3 storey (plus basement) building comprising 5 retail units (A1/A2/A3) at ground floor level and 7 residential units (C3) on upper floors; and a 3 storey building comprising 3 retail units (A1/A2/A3) with 5 residential units (C3) above and associated works following the demolition of existing buildings); CHANGES are to the internal layout of the second floor of the West Building, to enable the amalgamation of a two bed flat and a three bed flat into one three bed flat.				
Recommendation(s):		Grant Subject to a Section 106 Legal Agreement		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00			No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from 22/12/2017 and an advert was placed in the local press on 04/01/2018. In addition, the Highgate CAAC, Holly Lodge CAAC, Highgate Neighbourhood Forum and Dartmouth Park CAAC were all sent notification of the planning application on 19/12/2017.</p> <p>An objection was made by the Dartmouth Park CAAC on 05/01/2018, which is summarised below. No other comments have been received.</p>					
Dartmouth Park CAAC objection, 05/01/2018:	<p><u>Objection:</u></p> <p>'This results in the loss of one residential unit. DPCAAC object on these grounds.'</p> <p><u>Officer response:</u></p> <p><i>Officers note that an existing unit would not be lost, rather a proposed unit that is yet to be constructed via an extant permission would not be provided. Furthermore, Policy H3 (paragraph 3.75) of the Local Plan states that the net loss of a dwelling is acceptable if two dwellings are being merged into one. Officers consider that this is relevant, as it would be policy compliant to fully implement the scheme then subsequently apply for permission to amalgamate two of the units into one. On this basis, the proposal complies with policy H3.</i></p>					

Site Description

The 0.18ha application site comprises the buildings and land at 1-11a Swains Lane and 109-110 Highgate West Hill. As well as the buildings and land between or to the rear of them, the site also includes a large part of the immediate highway on both frontages. This land is within the applicant's ownership but is for the greater part adopted Public Highway. The site exhibits a moderate rise in ground levels from south to north, which continues and steepens from the site northwards in the direction of Highgate.

The site previously contained two single storey flat roof buildings (east and west) with a single garage and two storage containers adjoining the boundary with 108 Highgate West Hill (HWH). These buildings have been demolished with the site cleared, foundations of the new buildings laid and the concrete frame commenced as part of works approved under planning permission 2013/6674/P.

The site is located in the Dartmouth Park Conservation Area (sub area 8 – St Albans Road) and directly adjoins the Holly Lodge Estate Conservation Area to the north and east, with the Highgate Conservation Area a close distance to the northwest. The previous buildings on site (excluding the garage buildings) were identified as Positive Contributors within the Conservation Area Appraisal and Management Statement; however, their demolition was approved and has been undertaken under 2013/6674/P. The site adjoins the Grade II Listed 107/108 Highgate West Hill to the north, and forms the foreground for views of the Grade II Listed St Anne's Church. The value of views of, from and through the site are referred to in the Conservation Area Appraisal at paragraph 7.96, and general views northwards from Highgate Road of the Church are noted as being of particular value. The neighbouring terrace to the east lies within the Holly Lodge Conservation Area and is also an identified Positive Contributor.

The site partly lies within a defined Neighbourhood Centre (shop units being in the neighbourhood centre and not the garages or car wash). The site is not in a highly accessible location (the site benefits from a PTAL of 2-3).

Relevant History

2013/6674/P: Planning permission was approved on 26/02/2015, and has been implemented, for the demolition of all buildings on site and the erection of two new buildings. The buildings include a part 2, part 3 storey (above part basement level) comprising 5 retail units (Classes A1/A2/A3) on the ground floor and 7 residential units (Class C3) on the upper floors. The other building is 3 storeys with 3 retail units (Classes A1/A2/A3) on the ground floor and 5 residential units (Class C3) on upper floors. The relevant pre-demolition planning conditions and legal obligations have been discharged to allow works to commence. Works commenced in early 2017.

2016/4802/P: Approval of details was approved for a brick sample ('Sapphire Red' by Crest) to partially discharge condition 3(f) of 2013/6674/P on 08/06/2017.

2016/4912/P: Approval of details was approved including a structural engineer's report, arboricultural method statement and details of cycle parking and waste storage to discharge conditions 6, 7, 22 and 23 of 2013/6674/P on 01/12/2016.

2016/5630/P: Approval of details was approved to partially discharge contamination details under condition 5 of 2013/6674/P on 18/11/2016.

2016/6010/P: A non-material amendment was approved to amend the wording of condition 3 of 2013/6674/P to allow samples and manufacturer's details of new facing materials to be submitted prior to the relevant part of works (rather than prior to the commencement of development) on 14/11/2016.

2017/0529/P: Variation of condition 2 (approved plans) of planning permission 2013/6674/P dated 26/02/2015. The changes include commercial frontage sizes modularised/equalled; painted timber shopfronts revised to pre-cast stone; internal layout revisions to commercial and residential units; circulation core sizes increased; rendered window reveals revised to brick facing reveals; rendered masonry coping stone to parapet walls revised to pre-cast stone coping; facing brick to principal elevations revised from stretcher to flemish brick bond; external metal balustrade relocated to internal balustrades; timber trellis revised to strained wire with metal fixings; basement layout revised. Granted on 11/10/2017.

2017/1801/P: Approval of details was approved for timber fin details to partially discharge condition 3(D) of 2013/6674/P on 16/05/2017.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy H1 Maximising housing supply
Policy H3 Protecting existing homes
Policy H6 Housing choice and mix
Policy H7 Large and small homes
Policy A1 Managing the impact of development
Policy D1 Design

Camden Planning Guidance:

CPG1 (Design) 2015
CPG2 (Housing) 2015
CPG6 (Amenity) 2011

Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

A Plan For Highgate - Highgate Neighbour Plan

Policy SC1: Highgate's Housing Needs

Assessment

1.0 Proposal

1.1 Planning permission (under a Section 73 application) is sought to vary condition 2 (approved drawings) of 2013/6674/P for the redevelopment of the site to erect 2 x 3 storey buildings comprising of 8 retail units (flexible A1/A2/A3 uses) and 12 residential units (C3) in total. As mentioned above, the approved drawings and a number of conditions have already been varied under 2017/0529/P dated 11/10/2017. The relevant pre-demolition planning conditions and legal obligations have been discharged and the development is underway.

1.2 The minor material amendment is seeking to make changes to the internal layout of the second floor of the West Building, to amalgamate a two bed flat and a three bed flat into one flat (3bed, 5person). This would reduce the originally approved 12 units to 11 units, making the resulting mix (8 x 2 bed and 3 x 3 bed). There are no external changes proposed nor would there be any changes to the approved floor area.

1.3 It is noted that the principle of the development, including the demolition of the previous buildings on-site and the erection of the two buildings and the associated uses, has already been approved and is not being altered. The main issues to assess are the loss of a residential unit; the resulting unit mix; the quality of residential accommodation and neighbouring residential amenity. In terms of affordable housing, the approved scheme required a financial contribution to be paid in lieu of on-site provision. This payment has been made and the proposal would not change the requirements for affordable housing, as the floor area remains as approved (affordable housing contributions are based on the floor area proposed rather than the number of units).

1.4 The proposed variation would relate to internal layout changes at second floor level only. The submitted plans would not include any other amendment to the previously permitted scheme.

2.0 Loss of a Residential Unit

2.1 The original development includes 12 residential units within two separate buildings and this permission is extant as the permission has commenced. While the units have not been substantially completed, officers are of the view that they need to be assessed against the criteria of policy H3, which seeks to protect existing homes.

2.2 Policy H3 aims to ensure housing continues to meet the needs of existing and future households. Development is to be resisted that would involve a net loss of residential floorspace, include residential units being converted into short-stay accommodation or the net loss of two or more homes. The proposal does not involve the loss of any floorspace, the units would all remain as permanent self-contained units and only one home would be lost.

2.3 Para 3.75 of the Local Plan states that the *'Net loss of one home is acceptable when two dwellings are being combined into a single dwelling.'* Therefore, the exact circumstances of the application proposal are deemed to be acceptable by the Local Plan.

3.0 Unit Mix

3.1 The approved development included 12 residential units that were made up of 9 x 2 beds and 3 x 3 beds. The proposal would reduce the amount of units to 11 and result in a mix of 8 x 2 beds and 3 x 3 beds. This results from the amalgamation of a 2 bed and a 3 bed into a larger 3 bed (i.e. a 2 bed would be lost and the amount of 3 beds would remain the same).

3.2 Policy H7 of the Local Plan seeks a mix of dwelling sizes. The housing mix would remain the same, providing 2 and 3 beds; however, the proportion of 3 beds would increase from 25% to 27.3%. Table 1: Dwelling Size Priorities of the Local Plan states that both 2 and 3 bed units are of a high priority to the Borough. The housing mix, both as approved and as proposed, is considered acceptable as they compromise high priority dwellings.

4.0 Quality of Residential Accommodation

4.1 The newly created unit would be 3bed 5person flat with a gross internal area (GIA) of 108.9sq.m. This is comfortably over the 'Technical housing standards – nationally described space standard' dated March 2015, which requires a minimum floor area of 86sq.m. The unit would be of high quality in all other aspects, as per the approved units being amalgamated. It would be triple aspect (with openings to the side, rear and front/street), with adequate storage, good sized rooms and a functional layout with an open plan main habitable living/dining/kitchen.

5.0 Neighbouring Amenity

5.1 The proposal would not materially alter any amenity impacts from the approved scheme. The number of habitable windows would remain and no new opportunities for overlooking would be introduced.

6.0 Recommendation: Grant Subject to a Section 106 (Deed of Variation to 2013/6674/P and 2017/0529/P)

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th February 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Tasou Associates
4 Amwell Street
London EC1R 1UQ

Application Ref: **2017/6643/P**

08 February 2018

Dear Sir/Madam

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

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**1-11A Swains Lane & 109-110 Highgate West Hill
London
N6 6QX**

DECISION
Proposal: Variation of condition 2 (approved plans) of planning permission 2013/6674/P dated 26/02/2015 (as amended by 2017/0529/P dated 11/10/2017) for: (Erection of a part 2/part 3 storey (plus basement) building comprising 5 retail units (A1/A2/A3) at ground floor level and 7 residential units (C3) on upper floors; and a 3 storey building comprising 3 retail units (A1/A2/A3) with 5 residential units (C3) above and associated works following the demolition of existing buildings); **CHANGES** are to the internal layout of the second floor of the West Building, to enable the amalgamation of a two bed flat and a three bed flat into one three bed flat.

Drawing Nos: GA-004 Rev A

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

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

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: (SWL/PL/0.1; 1.0; 1.1; 1.2; 2.1; 2.2; 2.3; 2.4; 3.1; 3.2; 4.1; 4.2; 10.0 rev B; 10.1 rev B, (GA-)001-003; 004 Rev A; 005; 101 Rev A; 103 Rev A; 201-202 Rev A; 203; 204 (Proposed Elevations East Building North & West); 204 (Proposed Street Elevation South), DD-119, Sketch Detail 2nd Floor Chamfered Window Reveal, DFC 1246 TPP rev C; Nathaniel Lichfield & Partners letter dated 23 June 2014 ref 13015/JF/HP/7003760v1; Nathaniel Lichfield & Partners letter dated 23 April 2014 ref 015/JF/HP/6657845v3 (including attached Area Schedule); Nathaniel Lichfield & Partners letter dated 17 February 2014 ref 13015/JF/HP/6321548v1; Nathaniel Lichfield & Partners letter dated 24 January 2014 ref 13015/JF/DPa/6132890v2; 120578A/A/03; /AT/D01; /AT/D02; /AT/D03; /AT/D04; /AT/D05; /SK/01 D; Servicing Management Plan prepared by Vectos dated April 2014; Draft Construction Management Plan prepared by Nathaniel Lichfield & Partners dated 22 April 2014 ref 6672285v1; Landscape Proposals for Swain's Lane prepared by Fisher Tomlin & Bowyer dated February 2014 ref April V5 2014; Assessment of Affordability of Retail Units Proposed prepared by Nathaniel Lichfield & Partners ref 5991349v1; Crime Impact Statement prepared by Nathaniel Lichfield & Partners ref 5958999v1; Basement Impact Screening Study prepared by Cundall dated 05/12/2013 ref 1005586 RPT 010; Ground Investigation prepared by Harrison Environmental dated November 2013 ref GL16486 GI rev 2; Air Quality Assessment prepared by Air Quality Consultants dated 7 October 2013; Arboricultural Impact Assessment prepared by DF Clark Bionomique Ltd, dated 17 September 2013 ref DFC 1246 rev C; Daylight, Sunlight and Overshadowing Assessment prepared by Nathaniel Lichfield & Partners dated October 2013 ref 13015/JF/BK; Drainage Strategy prepared by Cundall dated October 2013 ref 1005586-RPT-00009 A; Energy & Sustainability Reprot prepared by Cundall dated 7 October 2013 rev B; Environmental Noise Report prepared by Cundall dated 7/10/2013 ref 1005586-RPT-0001 C; Heritage Impact Assessment prepared by Nathaniel Lichfield & Partners dated October 2013 ref CL13015; Planning Statement prepared by Nathaniel Lichfield & Partners dated October 2013 ref 3015/JF/DPa; Transport Statement prepared by Vectos dated October 2013; Design and Access Statement prepared by Liam O'Connor Architects dated October 2013 ref SWL/DAS/16.0; Statement of Community Involvement prepared by M&N Place Limited dated October 2013; Tree Protection Plan DFC 1246 TPP rev B.

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

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
 - a) 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 of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.
 - c) Details elevations and sections showing typical facing brick arrangement including expansion joints vertical and horizontal banding and parapet coping detail.

d) The 2nd floor 75mm fins shall be implemented as approved under 2017/1801/P dated 16/05/2017

e) Typical details of the new shopfronts at a scale of 1:20 including any integrated security shutters and tenants signage strategy, and a shopfront design code which all shopfronts must adhere to

f) Samples and manufacturer's details of new facing materials including brickwork, surface materials; windows and door frames, glazing, balconies, balustrades, timber, render panels and any other facing materials.

g) A sample panel of brickwork 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.

The on-site sample panel shall be retained in place for the duration of the relevant works. The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

- 3 The development shall be undertaken in accordance with the Preliminary Risk Assessment (PRA) and scheme of investigation and the written scheme of remediation measures that has been submitted to and approved by the local planning authority in writing under 2016/5630/P dated 18/11/2016. The remediation measures shall be implemented strictly in accordance with the approved documents and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing 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 policy A1 of the Camden Local Plan 2017.

- 4 The development hereby approved shall commence in accordance with the details submitted under 2016/4912/P dated 01/12/2016, which confirm that 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. 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 A4 of the Camden Local Plan 2017.

- 5 The proposed development should proceed in accordance with the details approved under 2016/4912/P dated 01/12/2016, which demonstrate how trees to be retained (and trees on adjacent land) shall be protected during construction work. The works 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 D1 of the Camden Local Plan 2017.

- 6 Details of hard and soft landscaping including tree/plant species and sizes, all hard landscape materials, play structures, and means of enclosure of all unbuilt, open areas shall be submitted to and approved in writing by the local planning authority before the relevant parts of work are begun. Such details shall include details on how the spaces are accessible by all including details on level access, ramp gradients, landings, handrails, step dimensions, colour contrast nosings etc. Implementation of the hard and soft landscaping and the boundary treatment shall be carried out in accordance with the approved details.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the relevant part of the development. Any newly planted 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 satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 8 Full details, including maintenance, in respect of the brown roofs and green walls in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 9 The use of the roof as a terrace shall not commence until the screen of trees as shown on the approved drawings, has been installed. The screen shall be permanently retained and maintained thereafter. Should the trees die they shall be replaced within one month.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of A1 of the Camden Local Plan June 2017.

- 10 Prior to the occupation of the ground floor of the development a scheme for the layout of the units shall be submitted and approved by the Council and thereafter implemented in accordance with the approved scheme. Notwithstanding the layout shown on drawing ref: SWL/PL/11.1 Rev G the approved scheme shall contain no less than three and no more than five units in the West Building and no less than two and no more than three units in the East Building unless otherwise agreed.

Reason: To ensure that suitable retail facilities are provided in this location in accordance with the requirements of policies TC1 and TC5 of the Camden Local Plan 2017.

- 11 A minimum of 50% of the ground floor flexible retail/restaurant floorspace to both buildings shall be provided as class A1 retail floorspace

Reason: To ensure a minimum provision of retail space and to prevent an over concentration of food and drink uses in this Central London location in accordance with policy TC1 of the Camden Local Plan 2017.

- 12 Notwithstanding the provisions of Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 as amended by any Order revoking and re-enacting that Order, no change of use of the ground floor units to Swains Lane and Highgate West Hill shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and TC1 of the Camden Local Plan 2017.

- 13 Prior to the first use of the premises for any A3 floorspace hereby permitted, full details of a scheme for extract ventilation, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and/or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 14 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 15 Prior to the commencement of any plant being used, a noise survey shall be carried out to ascertain the noise levels in condition 14 from the machinery are being met. A Noise Report shall be submitted in writing for the approval of the Local Planning Authority. The Noise Report shall clearly contain map/plan showing all measurements locations, tabulated and graphically raw data, calculations/façade corrections/assumptions made, time date, etc.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 16 No plant or machinery shall be installed on the external parts of the building other than in the areas indicated as switch/plant rooms on the approved plans.

Reason: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policies A1, A4, D1 and D2 of the Camden Local Plan 2017.

- 17 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable.

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 H6 of the Camden Local Plan 2017.

- 18 No meter boxes, flues, vents, pipes or satellite dishes shall be fixed or installed on the street and return elevations of the new buildings or any elevations that can be seen from the highway, without the prior written consent 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 policies D1 and D2 of the Camden Local Plan 2017.

- 19 Full details of the position, specification in terms of luminance and typical design of fixtures in respect of external lighting shall be submitted in writing to and approved by the Local Planning Authority before work starts on the relevant part of the development. The details shall include the provision of street lighting on the facades of the building where possible. The details shall not be implemented other than in accordance with the scheme as approved.

Reason: To ensure a satisfactory standard of visual amenity and a safe and secure environment in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 20 Details of the secure and covered cycle storage area for 24 cycles shall be undertaken in accordance with the details submitted to and approved by the local planning authority under 2016/4912/P dated 01/12/2016. 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 that the scheme makes adequate provision for cycle users in accordance with policy T1 of the Camden Local Plan 2017.

- 21 The development should be implemented in accordance with the details approved under 2016/4912/P dated 01/12/2016 for the location, design and method of waste storage and removal including recycled materials. 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 policies A1 and CC5 of the Camden Local Plan 2017.

- 22 No loading or unloading of goods associated with the use of the buildings, including fuel, by vehicles arriving at or departing from the premises shall be carried out outside the following times: 07:00-20:00 Monday to Saturday and 08:00 - 20.00 Sunday and on Public/Bank Holidays.

Reason: To safeguard amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1 and A1 of the Camden Local Plan 2017.

- 23 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises associated with the use of the buildings shall be carried out at the application site otherwise than via the on street servicing bays to Swains Lane.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy T4 the Camden Local Plan 2017.

- 24 The windows on the north elevation denoted on the approved plans, shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the building hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 the Camden Local Plan 2017.

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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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.

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

Yours faithfully

Supporting Communities Directorate