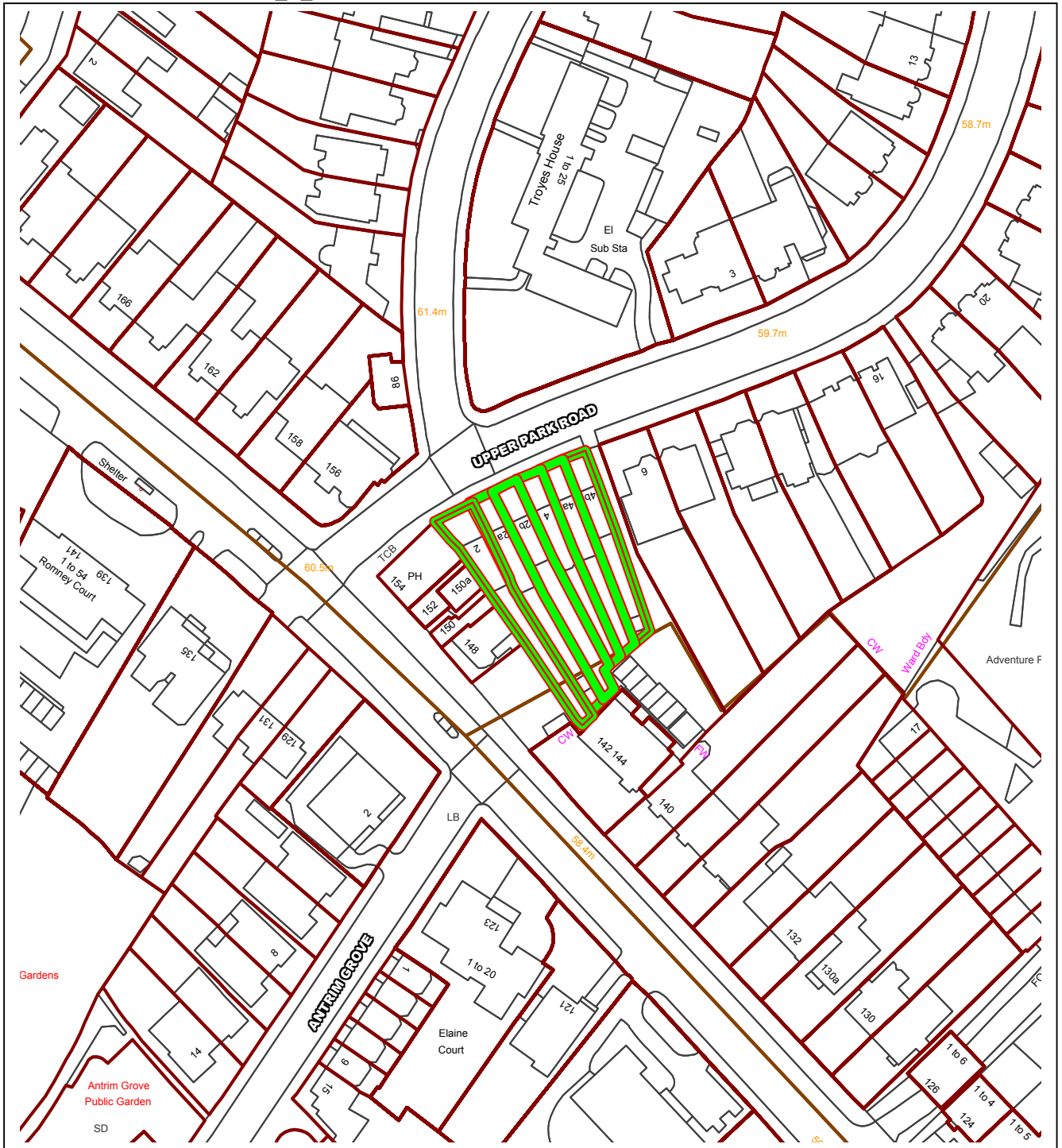


# 2017/4162/P - 2, 2A, 2B, 4, 4A and 4B Upper Park Road NW3 2UP



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# Site Photos

## 1. Aerial views – front and rear elevations





## 2. Street view elevations



### 3. Montage of proposed roof extensions





#### 4. Rear boundary of site



#### 5. Rear elevations



6. No. 4a rear elevation



7. No. 4b rear elevation





8. No. 4 conservatory extension



9. No. 2b extension



10. No. 2 rear elevation



11. No. 2 west boundary wall





12. View from rear garden of No. 2



13. No. 2a rear elevation





14. Views from side/rear of 150a Haverstock Hill





15. Flank wall of No. 2 Upper Park Road adjoining rear of 150a Haverstock Hill



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>11/01/2018</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>05/04/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Lisa McCann			2017/4162/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
2, 2A, 2B, 4, 4A and 4B Upper Park Road London NW3 2UP			Refer to Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of roof extensions and front balconies (at nos.2 - 4b Upper Park Road inclusive) and erection of 3 single-storey extensions at rear ground floor level (at 2, 4 and 4b Upper Park Road) to terrace of houses (Class C3).				
<b>Recommendation(s):</b>		<b>Granted Subject to a Section 106 Legal Agreement</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		



Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>00</b>	No. of responses	<b>04</b>	No. of objections	<b>03</b>
Summary of consultation responses:	<p>No. Electronic <b>00</b></p> <p>A site notice was displayed on 07/03/2018 and expired on 28/03/2018.</p> <p>A press notice was advertised on 15/03/2018 and expired on 05/04/2018.</p> <p>4 representations from a neighbouring properties were received to date and are summarised as follows:</p> <p><u>3 Objection letters</u> (from 62 Parliament Hill, 150a Haverstock Hill and 6 Upper Park Road)-</p> <ul style="list-style-type: none"> <li>• Detrimental impact on the character of the conservation area <i>Officer response: Please refer to section 5.4 and 5.5</i></li> <li>• The proposal would result in an overdevelopment of the site <i>Officer response: Please refer to section 5.5</i></li> <li>• The proposal would appear visually obtrusive <i>Officer response: Please refer to section 5.5 and 6.4</i></li> <li>• Impact on neighbouring amenity in terms of overlooking from proposed rear and flank wall windows <i>Officer response: Please refer to section 6.2 and 6.3</i></li> <li>• Impact on neighbouring amenity in terms of loss of light and outlook <i>Officer response: Please refer to section 6.4</i></li> <li>• Noise and disturbance as a result of building works <i>Officer response: The construction works and associated noise are considered temporary in nature and able to be managed by the Control of Pollution Act 1974. The noise generated during construction is not considered grounds for refusal and the works are not of a scale which would warrant a Construction Management Plan. The neighbour is able to contact Environmental Health if any concerns arise during the construction period..</i></li> </ul> <p><u>1 Support letter</u>-</p> <ul style="list-style-type: none"> <li>• The scheme has taken a sensitive design approach</li> <li>• Subject properties would still appear as low rise buildings as a result of the proposal</li> </ul> <p><i>Officer response: The above points have been noted.</i></p>					

**CAAC/Local groups\*  
comments:**  
\*Please Specify

Parkhill CAAC: Objection - A rigid and un-imaginative extension of the only post-war terrace in Upper Park Road, which might provide a precedent for other developers who spoil neighbouring conservation area houses by distorting the rooflines.

*Officer response: Please refer to section 5.4 and 5.5*



## Site Description

The subject sites comprise a terrace of 6 x two storey dwelling houses on the south side of Upper Park Road by the junction with Haverstock Hill. The terrace of houses forms a uniform entity in a 1950's idiom with flat roofs and simple modest design. The site is within the Parkhill Conservation Area.

## Relevant History

### 2 Upper Park Road

**TPD713/216** - Erection of extension to ground floor rear living room, and to first floor rear bedroom to form dressing room at 2 Upper Park Road, N.W.3 Granted 13-06-1962

**G9/3/E/26346** - The erection of a two storey rear addition and a single storey side addition to provide additional accommodation. Granted 23-06-1978

### 2A Upper Park Road

**2014/6742/P** - Erection of a single storey extension at ground floor level. Granted 15-12-2014

### 2B Upper Park Road

**2016/6334/P** - Erection of single storey rear extension. - Granted 03-01-2017

### 4A Upper Park Road

**2010/1091/P** - Installation of 3 solar panels to rear roofslope of single family dwellinghouse (Class C3). - Granted 06-05-2010

**2009/0091/P** - Additions and alterations to dwelling house including erection of ground floor rear extension with roof terrace above and 2nd floor roof extension with balconies to front and rear elevations. Refused 01-04-2009 on 2 grounds-

- proposed roof extension, by virtue of its bulk, height, design and location, would overwhelm the host property, failing to respect its proportions and original character, and would form an incongruous and overly prominent addition to the terrace of 2-4b Upper Park Road that comprises a uniformly designed set of two storey properties with an unaltered roof form....

- proposed balcony and terrace at rear roof and first floor levels, by virtue of their size and location, would result in loss of privacy to the immediately neighbouring rooms at first floor level and to neighbouring gardens...

**2009/3733/P** - Erection of second floor roof extension and ground floor rear extension to provide additional accommodation to the dwelling house. Refused 25-09-2009 on same grounds as above regarding roof extension,

Appeal part dismissed/part allowed 24-11-2009 - dismissed in respect of the second floor extension and upheld in respect of the ground floor rear extension.

**2010/2974/P** - Erection of second floor roof extension to provide additional accommodation to the dwelling house (Class C3). Refused 09-08-2010 for same reasons as above

Appeal Dismissed 31-01-2011

**2011/0767/P** - Erection of a roof extension and installation of roof level solar panels to dwellinghouse (Class C3). Refused 14-04-2011 on 2 grounds-

- proposed roof extension, by virtue of its bulk, height, design and location, would fail to respect the

proportions and original character of the host property and would form an incongruous and prominent addition to the terrace of 2-4b Upper Park Road that comprises a uniformly designed set of two storey properties with an unaltered roof form...

- proposed solar panels by virtue of their cumulative impact with the approved solar panels and proposed roof extension would fail to respect the proportions and original character of the host property and would form an incongruous and prominent addition to the terrace of 2-4b Upper Park Road...

### **Relevant policies**

#### **National Planning Policy Framework 2012**

#### **London Plan 2016**

#### **Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

#### **Supplementary Planning Policies**

CPG1 Design

CPG 6 Amenity

CPG 8 Planning Obligations

#### **Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011**

### **Assessment**

#### **1 Background**

1.1 Four previous applications for roof extensions at no. 4A Upper Park Road have been refused, two of which have been dismissed at appeal as noted in the history section above. The applicant has made progressive attempts to minimise the visual impact of a roof extension by modifying the design over the course of the applications as discussed below. Essentially, previous attempts to erect one roof extension on only one property have been resisted as it would create an incongruous addition on an otherwise unaltered roofscape, whereas officers have been supportive in principle of a sensitively designed additional roof storey over the whole terrace of properties as one entity.

1.2 The applicant has now proposed a revised scheme in conjunction with the neighbouring properties at no. 2-4b Upper Park Road. All properties now propose a joint application with roof extensions on the entire terrace row of properties.

#### **2 Proposal**

2.1 The existing properties comprise two storeys with a single pitch roof sloping gently from front to rear. It is proposed to erect a low level box style roof extension set back 1.3m from the front eaves of the property. Front balconies are proposed measuring a depth of approx. 0.6m, including glass balustrade boundary treatment and 1.6m high screening panels between each balcony. The roof extensions would have a shallow pitched roof design measuring a height of 2.4m at the front and 2.8m at the rear due to the sloping design of the existing roof. The height of the pitched roof element in the centre would measure a height of 2.7m from the existing roof. The exterior material would be finished in zinc cladding.

2.2 Permission is also sought for 3 single storey rear extensions to nos 2, 4 and 4b. The proposed extensions would span the full width of the properties and project a similar depth to the existing extensions in situ at no. 2a, 2b and 4a. The proposed depth would measure 4.2m for no. 2, 4.1m



for no. 4, and 3.5m for no. 4b. They would measure a height of approx. 3m. The proposal also includes covering the existing ground floor inner courtyard area at no. 2 with a glazed roof.

### 3 Revisions

3.1 Amendments were received during the course of the application to improve the fenestration on the front elevation of the proposed roof extension. The revised plans included a more sympathetic design approach as the revised fenestration matches the number, size and location of openings at first floor level to provide an improved continuity in the design.

### 4 Assessment

4.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider street scene and Parkhill Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

### 5 Design

- 5.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 5.2 The prevailing styles of properties within the Parkhill Conservation Area are semi-detached Victorian villas and 1920/30's garden suburb style dwellings. However, whilst the subject terrace row of properties may not be reflective of the traditional character of the conservation area, it is included within the area covered by the CA and contributes a character of its own, largely due to its simple uniform detailing. As such it is read as one entity within the streetscene and any addition that detracts from its regular form would be detrimental. The subject terrace properties are relatively small in scale with many of the surrounding buildings being of four storeys or more.
- 5.3 The application properties comprise a terrace of 6 identical two storey houses. From the front, the terrace appears to have a flat roof, although in reality it slopes slightly away to the rear. None of the properties in the terrace have been extended at roof level. The terrace therefore has an unbroken roof form. It is noted that all previous applications for roof extensions at no 4a have been refused due to their visual impact when viewed from both the front and rear of the site. However the impact was considered detrimental due to one roof extension breaking the uniform appearance of the terrace row of properties. Officers did explain in the delegated report for planning ref. 2011/0767/P "Subject to suitable design, it may be acceptable for an additional roof level to be added uniformly to the terrace as a whole." The revised scheme has taken this advice and now proposes an additional roof level to all properties forming part of the terrace row as a means to overcome the previous concerns and reasons for refusal.
- 5.4 In considering the most recently refused application which was dismissed at appeal on 31.1.11 (ref 2010/2974/P), the Inspector noted that *"In the context of the adjoining houses, the proposed extension would appear as an awkward and obtrusive addition to the appeal property, which would interrupt the rhythm of the mono-pitched main roofs of the dwellings in the terrace, diminishing their group value and the contribution they make to the character and appearance of the Conservation Area."* Since the current proposal is seeking an additional roof extension across the

entire terrace row, it is considered that previous concerns regarding disruption of the rhythm and symmetry of the terrace row have now been addressed. The proposal would retain the character and uniform appearance of the subject properties which is considered to be an appropriate design. It is important that all 6 houses have their extensions built as part of one project and that no houses are omitted as this would disrupt the unified roofscape and streetscene. A section 106 legal agreement will therefore be required to ensure that the proposed works are carried out simultaneously and that the uniform appearance of the terrace row of properties will be safeguarded.

- 5.5 Due to the gradual sloping design of the existing roof slopes of the subject properties, the proposed extensions would have the appearance of a modest height (approx. 2.2m) when viewed from Upper Park Road. Furthermore, the proposed materials are considered to appear as high quality materials and the scale and design would respect the context of the host building and site surroundings. The proposed fenestration design in the roof extensions is a sympathetic approach in terms of its design and siting as it respects the existing fenestration layout directly below. The roof extensions would be of a contemporary design and style. Although the proposed material would differ to the existing, the use of a more modern material and design is considered to be acceptable in this instance as it will help to retain the original character of the two storey dwelling houses below. Overall the proposed design and materials would help the roof extensions to appear as subservient additions to the original properties. Conditions are imposed to secure appropriate details of the materials.
- 5.6 The proposed three single storey rear extensions to nos 2, 4 and 4b and the glazed roof over the courtyard area at no. 2 would not adversely affect the appearance of the host buildings, given their limited visibility from the public realm. Furthermore, their sensitive and unimposing designs are typical for modern rear extensions and alterations and would provide a uniform row of 6 rear extensions where currently 4 different styled ones exist.
- 5.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposal is not considered to have a significant impact on the character of the conservation area given its limited visibility from the public realm.
- 5.8 Within this context, it is considered that the proposed development, by virtue of the appropriate materials proposed and sympathetic scale and design of the development, would be in keeping with the character of the subject terrace row of properties and would preserve the character and appearance of the host dwellings and surrounding conservation area.

## **6 Amenity**

- 6.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight. CPG Amenity provides specific guidance with regards to privacy and outlook.
- 6.2 Concerns have been raised regarding overlooking to neighbouring occupiers. The proposed fenestration of the front and rear elevation of the proposed roof extensions are considered to offer typical views of an urban area. The impact of these proposed windows are considered to create no greater impact than the existing upper floor fenestration at the subject properties and are therefore considered acceptable. It was noted on site visit that there are windows in the flank wall of the neighbouring property no. 6 Upper Park Road which would directly face the application site and proposed development. However these windows are either secondary which do not serve as the



primary source of outlook for habitable rooms, or are non-habitable room windows such as a bathroom and landing and are not protected. Similarly the windows of 150A Haverstock Hill serve non-habitable rooms and/or are obscure glazed. Therefore no harm to residential amenity would be caused. Nevertheless a condition shall ensure that the window proposed in the flank wall of the proposed roof extension facing no.6 is obscure glazed to prevent overlooking and safeguard the residential amenity of neighbouring occupiers.

6.3 Screening panels are proposed between each front balcony to safeguard the amenity of future occupiers and ensure their privacy. In respect of noise nuisance, the front balconies are a significantly shallow depth and would have very limited potential to fit a table or chairs. It is also noted that the doors leading out to the balconies are from bedrooms and not a kitchen or lounge which may decrease the likelihood of the balconies being used for entertainment purposes.

6.4 Concerns have also been raised regarding the impact on neighbouring amenity regarding the overbearing impact and loss of light of the proposed roof extension. The applicant has submitted a sun path study to demonstrate the impact of the proposed development in terms of loss of light for neighbouring properties. Due to the siting and orientation of the proposed roof extensions, the development is not considered to result in a significantly worse loss of light than the impact created by the existing built form. It is noted that the proposed roof extension would be built adjacent to the shared boundary with no 150a Haverstock Hill. A site visit to this neighbouring property confirmed that the rear elevation windows of no 150A which are directly facing the proposed roof extension do not serve habitable rooms and/or are obscure glazed, therefore no harm by loss of light or privacy would be caused. It was noted on site that the living room and kitchen of the neighbouring no 150a Haverstock Hill are served by roof lights adjacent to the shared boundary with no. 2 Upper Park Hill. However, as previously explained, due to the siting and orientation of the proposed roof extension, the impact of the proposed development is not considered significantly greater than the existing situation and cannot warrant a reason for refusal in this instance.

6.5 The proposed single storey rear extensions are considered to be modest additions which would not result in a loss of light or outlook to neighbouring properties. No direct overlooking of habitable windows would occur and is considered acceptable in this regard.

## **7 Transport**

7.1 The Council's transport officers have advised that the site can be serviced during construction using the existing driveway, and as the works are not extensive, no Construction Management Plan will be required. They have also advised that a Highways Contribution of £3,000 will be required to repave any damage caused to the vehicle crossover/dropped kerb during construction. This will need to be secured via a S106 agreement.

## **8 Trees**

8.1 The applicant has submitted an arboricultural impact assessment (AIA) and arboricultural method statement (AMS) regarding tree protection measures for trees in situ in the front and rear gardens of the subject properties. The Council's tree officer has advised that the AIA and AMS is considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development. However, the accompanying tree protection plan which was also submitted contradicts the AIA/AMS. The Council's tree officer has therefore advised that should the scheme be recommended for approval, a new tree protection plan should be secured via condition which is consistent with the AIA/AMS.

## **9 Recommendation**

Grant Planning Permission subject to conditions and a Section 106 Legal Agreement to secure the

development to be carried out simultaneously and a highways contribution.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11<sup>th</sup> June 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Alex Maclean  
4a Upper Park Road  
Belsize Park  
London  
NW3 2UP

Application Ref: **2017/4162/P**

07 June 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:

**2, 2A, 2B, 4, 4A and 4B Upper Park Road**  
**London**  
**NW3 2UP**

Proposal:

**DECISION**  
Erection of roof extensions and front balconies (at nos.2 - 4b Upper Park Road inclusive) and erection of 3 single-storey extensions at rear ground floor level (at 2, 4 and 4b Upper Park Road) to terrace of houses (Class C3).

Drawing Nos: Drawing 001 dated Feb 2018, Drawing 002 dated Feb 2018, Drawing 003d dated Feb 2018, Drawing 04e dated Feb 2018, Drawing 05d dated Feb 2018, Drawing 006 dated Feb 2018, Drawing 07g dated Feb 2018, Drawing 8b dated Feb 2018, Drawing 09e dated Feb 2018, Drawing 10 dated Feb 2018, Drawing 12e dated March 2018, Drawing 13c dated Feb 2018, Drawing 014e dated Feb 2018, Drawing 17c dated Feb 2018, Drawing 22 dated Sept 2017, Drawing 23a dated Feb 2018, Drawing 27b dated Feb 2018, Drawing 29b dated Feb 2018, Drawing 41b dated March 2018, Drawing 42b dated Feb 2018, Drawing 43a dated Feb 2018, Drawing 45b dated Feb 2018, Drawing 46a dated Feb 2018, Arboricultural Impact Assessment dated 17th April 2018, Design and Access Statement dated 10.07.17, Sun Path Study.

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

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

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

Condition(s) and Reason(s):

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

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

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

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

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

Drawing 001 dated Feb 2018, Drawing 002 dated Feb 2018, Drawing 003d dated Feb 2018, Drawing 04e dated Feb 2018, Drawing 05d dated Feb 2018, Drawing 006 dated Feb 2018, Drawing 07g dated Feb 2018, Drawing 8b dated Feb 2018, Drawing 09e dated Feb 2018, Drawing 10 dated Feb 2018, Drawing 12e dated March 2018, Drawing 13c dated Feb 2018, Drawing 014e dated Feb 2018, Drawing 17c dated Feb 2018, Drawing 22 dated Sept 2017, Drawing 23a dated Feb 2018, Drawing 27b dated Feb 2018, Drawing 29b dated Feb 2018, Drawing 41b dated March 2018, Drawing 42b dated Feb 2018, Drawing 43a dated Feb 2018, Drawing 45b dated Feb 2018, Drawing 46a dated Feb 2018, Arboricultural Impact Assessment dated 17th April 2018, Design and Access Statement dated 10.07.17, Sun Path Study.

Reason:

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

- 4 The 1.6 metre high front balcony screens hereby approved shall be erected prior to commencement of use of the balconies and shall be permanently retained.

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



- 5 The windows hereby approved in the flank wall of the proposed development shall be provided with obscure glazing and fixed so that it is non-openable at a height less than 1.7 metres above the finished floor level and shall be permanently maintained as such.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 No part of the flat roof area of the single storey rear extensions hereby approved shall be used as a roof terrace. Any access out onto this area 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 policy A1 of the Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, a tree protection plan to reflect the measures set out in the arboricultural implications assessment/arboricultural method statement by Gifford Tree Services dated 17/04/2018 demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Before the relevant part of the work is begun, detailed drawings of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 and manufacturers' specifications of typical windows (including jambs, head and cill) and external doors;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) including proposed colour and texture.

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

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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](mailto: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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Yours faithfully

Supporting Communities Directorate

**DRAFT**

**DECISION**