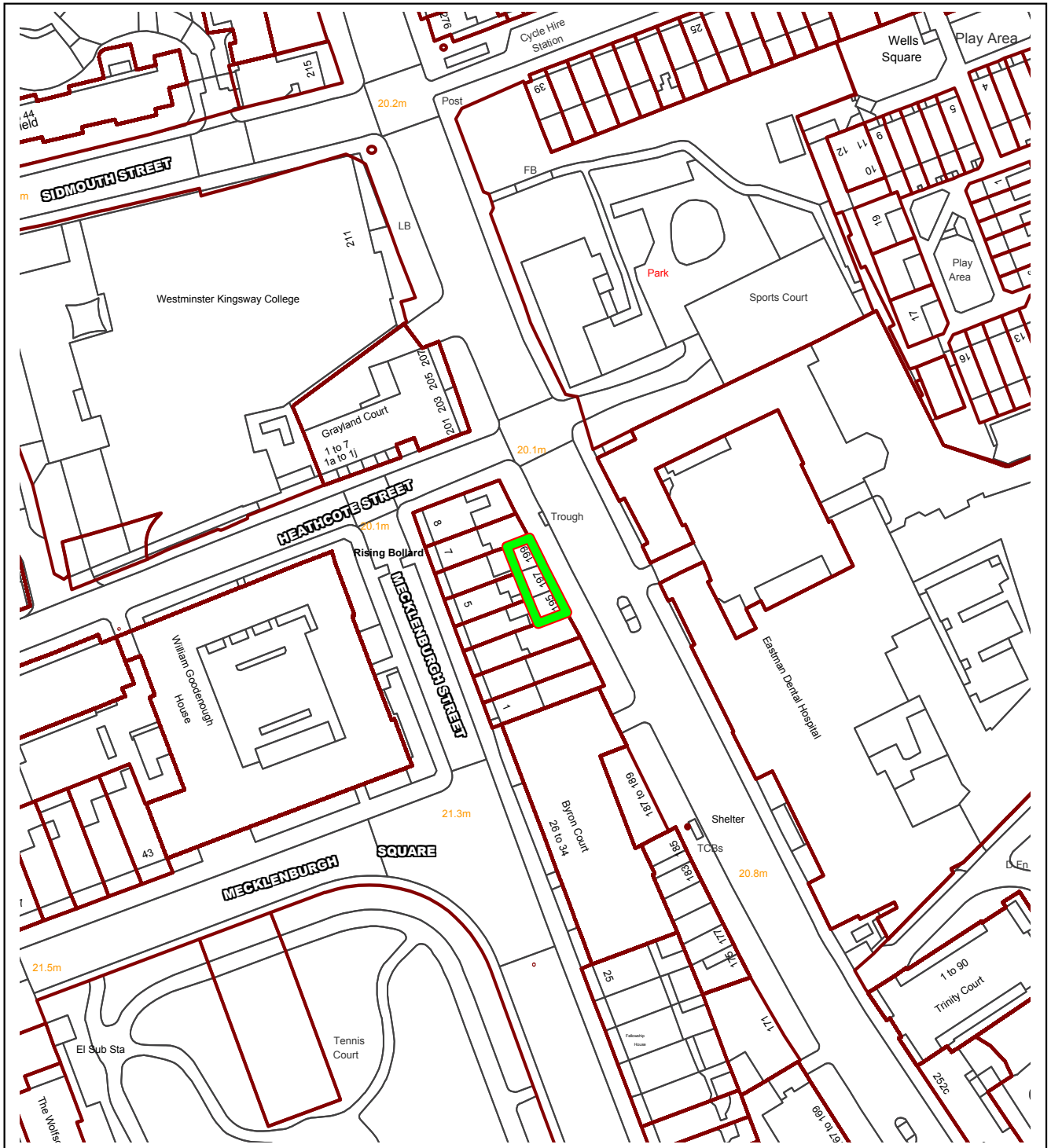


195-199 Gray's Inn Road 2017/6230/P



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Photographs



1. Front looking north



2. Front looking south



3. Rooftop looking south



4. Roof top looking north to rears of Mecklenburgh Street

Delegated Report		Analysis sheet	Expiry Date:	31/01/2018
(Members Briefing)		N/A	Consultation Expiry Date:	11/01/2018
Officer			Application Number(s)	
Thomas Sild			2017/6230/P	
Application Address			Drawing Numbers	
195-199 Gray's Inn Road London WC1X 8UL			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of existing single storey structure. Erection of 3 storey (including a part sunken lower ground floor and a subterranean basement level) building for B1(a) office use (276m2).				
Recommendation(s):		Grant conditional planning permission subject to s106 agreement		
Application Types:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Site notice 15/04/2018 – 16/05/2018 Press notice – 26/04/2018 – 17/05/2018</p> <p>2 Objections were received from adjoining neighbours on the following grounds:</p> <ol style="list-style-type: none"> 1. There should be no basement development allowed in Camden 2. Concerns over water sources and ground contamination 3. Concerns over the basement kitchen and toilet ventilation 4. Proposed rooflight would allow overlooking of rear garden 5. Concerns that the building could change to residential use 6. Impact on daylight to rear gardens <p>Officer response:</p> <p><i>All reasons for objection covered under section 3 (Amenity) and section 6 (Basement excavation)</i></p>			
CAAC/Local groups* comments:	<p>1 Objection</p> <p><u>Bloomsbury CAAC</u></p> <ol style="list-style-type: none"> 1. Height of the proposed building will interfere with views of Mecklenburgh Street properties 2. Design of upper level windows are not in keeping with the heritage context <p>Officer response:</p> <p><i>All reasons for objection covered under section 2 (Amenity) and section 6 (Basement excavation)</i></p>			

Site Description

This application relates to a single storey retail showroom (Class A1) located on the western side of Gray's Inn Road. The host building is a late 20th Century metal framed building. Previous officer reports have considered that it is a neutral contributor within the Bloomsbury Conservation Area.

The rear of the site directly abuts the rear of residential properties nos. 4, 5 and 6 Mecklenburgh Street, which are Grade II Listed buildings as part of a Georgian townhouse terrace from nos. 1-8.

Relevant History

2nd August 2017: 2017/2931/P granted permission for substantial demolition of existing single storey structure (in retail (A1) use) and construction of a two storey office building (B1a) with 178sqm of floorspace. Excavation of lower ground floor level to 850mm below street level.

10th September 2015: 2015/2228/P refused permission for the substantial demolition of the existing buildings on site, including the front elevation and roof, and construction of three 2-storey dwellinghouses. The proposal was subsequently dismissed at appeal (ref: APP/X5210/W/15/3138686) as the Inspector considered that the residential proposal would not provide a good standard of amenity for its future occupiers.

15th December 2014: 2014/5154/P refused permission for the substantial demolition of the existing buildings on site, including the front elevation and roof, and construction of three 2-storey dwellinghouses.

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

E2 Employment premises and sites

G1 Delivery and location of growth

CC3 Water and flooding

T1 Prioritising walking, cycling and public transport

T2 Parking and car free development

T4 Sustainable movement of goods and materials

TC3 Shops outside of centres

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2018 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2018 – CPG 6 (Amenity)

Camden Planning Guidance (CPG) 2018 – CPG (Basements)

Camden Planning Guidance (CPG) 2018 - Employment sites and business premises

Assessment

1. Proposal

- 1.1. The proposal is for demolition of the existing 115sqm single storey structure and construction of a three-storey office building (Class B1), including excavation of the lower ground floor level at 0.9m below street level and a subterranean basement level to provide an uplift of 161sqm floorspace creating a total of 276sqm of B1 space.
- 1.2. A previous proposal was granted permission in August 2017 for the substantial demolition of the existing single storey structure (in retail (A1) use) and construction of a two storey office building (B1a) with 178sqm of floorspace and the excavation of lower ground floor level to 850mm below street level. The current application differs from the extant permission by adding a basement level and altering the roof, materials and fenestration details of the approved scheme.
- 1.3. Two earlier proposals have been refused for a similar sized building, to include residential units, under 2014/5154/P and 2015/2228/P. The 2015/2228/P proposal was subsequently dismissed at appeal (ref: APP/X5210/W/15/3138686) as the Inspector considered that the residential proposal would not provide a good standard of amenity for its future occupiers. These applications are a material consideration as the principle of the demolition of the existing building, the footprint and height (which was similar to the current proposal) of the replacement building, loss of the retail unit along with the impact on neighbouring amenity were considered acceptable by the Inspector. The main issues to assess are the appropriateness of the land use, basement impact and the detailed design of the proposal.
- 1.4. **Revisions**
- 1.5. The proposed frontage design was revised during the course of the application. The irregular forms of the first floor fenestration was revised to a more vertically aligned, regular pattern of window openings. The proposed concrete lintel was omitted and replaced by a folded steel lintel with window fins along the ground floor.

2. Assessment

2.1. Land Use

- 2.2. The application site lies outside of a designated centre but within the Central London Area. Marketing evidence was submitted as part of applications 2014/5154/P and 2015/2228/P, to demonstrate that there is no market demand for the retail units and that their commercially isolated location makes it inappropriate for such a use. Given that the principle of their loss has already been accepted, there is no objection to the loss of retail floor space.
- 2.3. The proposal includes three floors of office (B1) space with a floor area of 276sqm. The applicant's intention is to occupy the building themselves, with space let to other small firms if available. As of 2017 the applicant's business employed eight persons, which is classed as a small and medium-sized enterprise (SME). Local Plan policy E1 supports businesses of all sizes, in particular SMEs, and seeks to maintain a stock of premises that are suitable for a variety of business activities and sizes. Policy E2 encourages the provision of employment premises and sites in the borough, in particular small business and those within the Central Activities Zone (CAZ), which the site is within. The introduction of an employment use of a type and in a location the Council encourages is therefore welcomed. It is considered that the business use would positively contribute to the character, function, viability and amenity of the Central London Area.

2.4. Design and heritage

Statutory Framework and Implications

- 2.5. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) are relevant.
- 2.6. Section 66(1) provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.7. Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 2.8. The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).
- 2.9. Local Plan policy D1 seeks to achieve high quality 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.
- 2.10. Through Local Plan policy D2 the Council will seek development that preserves and, where appropriate, enhances Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.11. The existing building on-site is of no special architectural or historic interest and is not a heritage asset in its own right (aside from a rear listed element at 199 which would not be altered as part of the development). The building is a late 20th Century construction with metal framed shopfronts. The Bloomsbury Conservation Area Appraisal and Management Strategy does not make any specific reference to the application site; however, it states that there are unlisted buildings within the Conservation Area that have suffered from a lack of investment and maintenance, most notably in the upper levels of a number of mentioned streets including Gray’s Inn Road (page 120). The demolition of the existing building is supported as per applications 2014/5154/P, 2015/2228/P and 2017/2931/P.
- 2.12. The proposed development maintains the historic plot width and the façade is divided into three segments. The tripartite arrangement is a reference to the three Victorian shops that historically occupied the site.
- 2.13. The proposal has been designed to give the appearance from street level of a full height ground floor and subsidiary storey above. The overall scale, when compared with the large Mecklenburgh townhouses behind results in the appearance of a mews-like development in this context, while being contemporary in architectural styling.
- 2.14. Concerns were raised around the previously proposed irregularly shaped asymmetric upper floor windows, and the impression that this conflicted heavily with the fenestration pattern along the rears of Mecklenburgh Street. The upper floor fenestration has been revised to offer a more

regularised appearance with a strong vertical emphasis, and this is considered to create a more harmonious relationship between the new and old facades.

- 2.15. The proposed predominance of brick work complements the surroundings, and previously proposed use of concrete lintels has been removed and the use of dark metal in its place is considered to be more visually recessive across the building, allowing the rears of Mecklenburgh Street to be further appreciated. Details of all facing materials would be secured by condition for approval prior to the commencement of the relevant part of the works.
- 2.16. The site forms the setting to two grade II listed buildings: 1 – 8 Mecklenburgh Street to the west behind the site, and the Eastman Dental Hospital buildings to the east. Impact on these adjacent listed buildings was assessed and considered acceptable by the previous 2017 application and there has been no change in scale or massing beyond that approved at that time. The proposed façade changes with this application are considered to be an enhancement to the design previously consented. Overall the proposal is not considered to harm the setting of the grade II listed dental hospital (opposite) or the grade II listed stone cattle trough.
- 2.17. As for the listed houses on Mecklenburgh Street, all of the shop's existing rear brickwork and the small rear extensions linking the houses to the shops would be retained.
- 2.18. Overall, the proposal is considered to enhance the character and appearance of the Bloomsbury Conservation Area and to not harm the setting or character or any of the adjoining listed structures, in accordance with policies...

3. Amenity

- 3.1. Through Local Plan Policy A1 (Managing the impact of development) the Council will seek to protect the quality of life of occupiers and neighbours.
- 3.2. The proposed building would lie in close proximity to the rear of the adjacent terrace at 1-8 Mecklenburgh Street, which all have shallow rear gardens.
- 3.3. To mitigate the potential harm to the occupiers of those residential properties, the proposed building would be sunken lower into the ground. The footprint and rear parapet wall height of the proposal would be the same as existing. Therefore, the difference in terms of outlook and sense of enclosure to occupiers of Mecklenburgh Street would be minimal. A Daylight and Sunlight Memo has been submitted to support the application. It assesses the impact on the ground level windows of Mecklenburgh Street using the BRE 25° obstruction angle criterion with the existing and proposed roofline. The letter confirms that the windows are compliant with the first stage of the BRE tests and that no further tests are required. The proposal is not materially larger than the applications refused under 2015/2228/P and 2014/5154/P, which the Council considered to be acceptable on amenity grounds.
- 3.4. There are no proposed windows in the rear elevation of the scheme, as such there would be no additional overlooking to properties along Mecklenburgh Street. The proposed rooflights would be positioned a minimum of 2.5m above the floor level and as such would not allow direct overlooking down to the rear. In order to further safeguard surrounding amenity, the proposed rooflights would be obscure glazed and a planning condition will be attached to the permission to restrict their opening outside the hours of 08:00-20:00 Monday to Friday.
- 3.5. To ensure the amenity of neighbouring occupants is protected, full details of the proposed ventilation scheme for the building are to be required by planning condition for assessment and approval by the local planning authority prior to occupation.

4. Basement development

- 4.1. Through Local Plan policy A5 the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building; and the significance of heritage assets.
- 4.2. The proposed basement level complies with all the guidance criteria set out in CPG Basements March 2018. It would:
- f. not comprise of more than one storey;
 - g. not be built under an existing basement;
 - h. not exceed 50% of each garden within the property;
 - i. be less than 1.5 times the footprint of the host building in area;
 - j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
 - k. not extend into or underneath the garden further than 50% of the depth of the garden;
 - l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
 - m. avoid the loss of garden space or trees of townscape or amenity value.
- 4.3. Camden Planning Guidance indicates that a single storey for a basement should be in the region of 3-4m deep. The proposed lower ground floor level has been designed to sit 0.8m below the street level to reduce the building's above ground prominence and impact. As such the total excavation of 4.4m is marginally above the guidance depth for a single storey, but on balance given the design and external impact context is considered to be acceptable in these circumstances.
- 4.4. A full Basement Impact Assessment (BIA) has been submitted and audited by the Council's appointed consultant engineer. A number of queries were raised in the first issue of the BIA and as such a second issue of the BIA was required and subsequently audited.
- 4.5. The audit accepts that the development is not in an area subject to flooding. It is also accepted that it is unlikely to impact on the wider hydrogeology of the area, and this is confirmed following the ground and groundwater investigation detailed in Issue 2 of the BIA.
- 4.6. The conclusion to the audit finds that the queries summarised in the audit of issue 1 would be closed out and the BIA complies with the requirements of Policy A5 and CPG Basements on the understanding that additional site investigation is undertaken in the vicinity of the proposed underpinning. It has been confirmed that these further investigations can form part of a Basement Construction Plan to be secured by s106 agreement.
- #### 4.7. Transport
- 4.8. In line with Policy T1 of the adopted Local Plan, we expect cycle parking at new developments to be provided in accordance with the standards set out in the London Plan. For B1 office uses this requires the provision of 1 space per 90sqm for long stay (staff) and 1 space per 500sqm for short stay (visitors). With a floor area of 276sqm this gives a requirement for 3 long stay spaces and 1 short stay space (4 spaces in total).
- 4.9. Four cycle parking spaces are provided internally within the lower ground floor level. While the spaces are not ideal as they do not have level access, it is acknowledged that there is limited space given there is no external area and the building is small. Due to these circumstances, the proposed cycle parking is considered acceptable on balance.

- 4.10. In line with Policy T2 of the adopted Local Plan, the Council will expect developments to be secured as car free. No off-street parking is currently provided and none is proposed. Given the location of the site south of the Euston Road, where it is very difficult to obtain Business parking permits, it was previously accepted that it would be unnecessary to secure a car free agreement with the applicant.
- 4.11. In line with Policy A1 of the adopted Local Plan, whilst the proposed development is relatively modest in scale, given the location of the property on the busy Gray's Inn Road, the presence of the adjacent Zebra crossing, and the proposed basement excavation, it is considered that a Construction Management Plan (CMP) should be secured as part of the Section 106 Agreement. A CMP Implementation Support Contribution should also be secured by means of the s106 Agreement. The fee for small developments is currently £3,136.
- 4.12. In line with Policy A1 of the adopted Local Plan and the previously approved scheme, as the proposed development could lead to damage occurring to the public highway, a highways contribution of £10,622.22 should be secured by means of the Section 106 Agreement for repaving the footway adjacent to the site.
- 4.13. The proposed development comprises basement excavation immediately adjacent to the public highway (footway). The Council intends to ensure that the stability of the public highway is not compromised by the excavation. In line with Policy A1 of the adopted Local Plan and the previously approved scheme, the applicant is therefore required to submit an 'Approval In Principle' (AIP) report to the Council's Highways Structures & Bridges Team within Engineering Services as a pre-commencement obligation. The AIP and an associated assessment fee of would be secured by means of the Section 106 Agreement.

5.1. Trees

- 5.2. A mature street tree has been identified in the pavement in front of the proposed development. An arboricultural report has been assessed by the Council's Tree & Landscape Officer and no objection raised to the proposal subject to the implementation of the appropriate tree protection measures shown in the report.

6. CIL

- 6.1 The development will be CIL liable.

7. Summary of Section 106 legal obligations

- Approval in Principal and highways contribution
- Construction Management Plan and CMP Implementation Support Contribution
- Basement Construction Plan

8. **Recommendation**

- 8.1. Grant conditional planning permission subject to s106 agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th August 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'.

Re-creo Architecture Ltd
195-199 Grays Inn Road
London
WC1X 8UL

Application Ref: **2017/6230/P**

08 August 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:
195-199 Gray's Inn Road
London
WC1X 8UL

Proposal:

DECISION
Demolition of existing single storey structure. Erection of 3 storey (including a part sunken lower ground floor and a subterranean basement level) building for B1(a) office use (276m²).

Drawing Nos: Site Location Plan AL(00)02 Rev C, Arboricultural Report ref: ha/aiams1/18/ dated 18/07/2018, Basement Impact Assessment and Appendix (Hardman Structural Engineers ref: 2630 dated 11/01/2018), Desk Study & Basement Impact Assessment Report (ref: J18041 dated March 2018), AL(00)03 Rev C, AL(00)04 Rev C, AL(00)05 Rev C, AL(00)06 Rev C, AL(00)07 Rev C, AL(00)08 Rev C, AL(00)09, AL(00)10 Rev C, Rev C AP.06.01 Rev E, AP.06.02 Rev E, AP.06.03 Rev E, AP.06.04 Rev E, AP.07.01 Rev E, AP.07.02 Rev E, AP.08.02 Rev E, AP.08.03 Rev E, AP.10.1, AP.10.2, TPP1_GIR

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan AL(00)02 Rev C, AL(00)03 Rev C, AL(00)04 Rev C, AL(00)05 Rev C, AL(00)06 Rev C, AL(00)07 Rev C, AL(00)08 Rev C, AL(00)09, AL(00)10 Rev C, Rev C AP.06.01 Rev E, AP.06.02 Rev E, AP.06.03 Rev E, AP.06.04 Rev E, AP.07.01 Rev E, AP.07.02 Rev E, AP.08.02 Rev E, AP.08.03 Rev E, AP.10.1, AP.10.2, TPP1_GIR

Reason:

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

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

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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 .

- 5 Prior to the first use of the premises for the B1 use hereby permitted, full details of a scheme for 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, CC1, TC1, TC3, TC4 of the London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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 London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

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

- 8 Prior to the occupation of the development, the 4 x cycle parking spaces shall be implemented as per drawing no. AP.06.03 Revision E. The approved facility shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 9 The proposed rooflights hereby approved, both at lower ground and first floor level, shall not be open outside the hours of 08:00 and 20:00 Monday-Friday.

Reason: In order to prevent noise and general disturbance of neighbouring premises in accordance with the requirements of policies G1, A1 and A4 of the Camden Local Plan 2017.

- 10 Prior to the first occupation of the building, the approved rooflights should be obscurely glazed to prevent overlooking and light spillage. The obscure glazing shall be retained permanently thereafter.

Reason: In order to reduce light spillage from the proposed extension into neighbouring premises and to protect those resident's amenities in accordance with the requirements of policies G1, D1, D2 and A1 of the Camden Local Plan 2017.

- 11 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings TPP1_GIR. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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.

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

- 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.
- 6 The approved plans have been taken in good faith to be accurate; however, any inaccuracies shown do not override any legal property ownership rights or supersede other statutory requirements including requiring listed building consent for works to listed structures.

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