

Application ref: 2016/3975/P
Contact: David Fowler
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Date: 2 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

CBRE Ltd.
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**5-17 Haverstock Hill
London
NW3 2BP**

Proposal:

Demolition of existing building and erection of a part-six, part-seven storey development comprising 77 residential units (8 x studio, 18 x 1-Bed, 32 x 2-Bed and 19 x 3-Bed units) (Use Class C3) and retail (Use Class A1-A5) use at ground floor with associated cycle parking, amenity space, refuse and recycling store and associated works.

Drawing Nos: Plans

13491-AP-LXX-03-001 Eton Garage: Location Plan; 13491-AP-LXX-03-102 Eton Garage: Site Plan; 13491-AP-L00 01-180 Eton Garage: Ground Floor Plan; 13491-AP-L01-01-181.00 Eton Garage: Mezzanine Floor Plan; 13491-AP-L01-01-181.01 Eton Garage: First Floor Plan; 13491-AP-L02-01-182 Eton Garage: Second Floor Plan; 13491-AP-L03-01-183 Eton Garage: Third Floor Plan; 13491-AP-L04-01-184 Eton Garage: Fourth Floor Plan; 13491-AP-L05-01-185 Eton Garage: Fifth Floor Plan; 13491-AP-L06-01-186 Eton Garage: Sixth Floor Plan; 13491-AP-L07-01-187 Eton Garage: Seventh Floor Plan; 13491-AP-L08-01-188 Eton Garage: Eighth Floor Plan; 13491-AP-L09-01-189 Eton Garage: Ninth Floor Plan; 13491-AP-L10-01-190 Eton Garage: Roof Plan; 13491-AP-LXX 01-140 Eton Garage: East Elevation; 13491-AP-LXX 01-141 Eton Garage: North and South Elevation; 13491-AP-L00-00-100 Proposed Ground Floor Plan; 13491-AP-L01-00-101) Proposed First Floor Plan; 13491-AP-L02-00-102) Proposed Second Floor Plan; 13491-AP-L03-00-103) Proposed Third Floor Plan; 13491-AP-L04-00-104 Proposed Fourth Floor Plan; 13491-AP-L05-00-104.01 Proposed Affordable Fifth Floor Plan; 13491-AP-L05-00-105 Proposed Fifth Floor Plan;

13491-AP-L06-00-106 Proposed Sixth Floor Plan; 13491-AP-L07-00-107 Proposed Roof Plan; 13491-AP-LXX-04-130 Proposed East Elevation; 13491-AP-LXX-04-131 Proposed North Elevation; 13491-AP-LXX-04-132 Proposed South Elevation; 13491-AP-LXX-04-133 Proposed West Elevation; 13491-AP-LXX-05-150 Proposed Section A-A; 13491-AP-LXX-05-151 Proposed Section B-B; 13491-AP-LXX-05-152 Proposed Section C-C; 13491-AP-LXX-21-300 Haverstock Hill Gable End Window Detail; 13491-AP-LXX-21-301 Haverstock Hill Façade Window Detail; 13491-AP-LXX-21-302 Haverstock Hill Elevation Balcony Detail; 13491-AP-LXX-21-303 Haverstock Hill Gable End Balcony Detail; 6755-LD-PLN-001 Rev B Landscape Master Plan; 6755-LD-PLN-201 Rev B Landscape Proposals Ground Floor; 6755-LD-PLN-202 Rev B Landscape Proposals Level 1; 6755-LD-PLN-204 Rev B Landscape Proposals Level 6; 6755-LD-PLN-203 Rev B Landscape Proposals Level 3,4 & 5; 6755-LD-PLN-002 Rev B Rendered Landscape Master Plan.

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

Condition(s) and Reason(s):

- 1 3 years to implement

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 Plans and drawing number

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

Plans

13491-AP-LXX-03-001 Eton Garage: Location Plan; 13491-AP-LXX-03-102 Eton Garage: Site Plan; 13491-AP-L00 01-180 Eton Garage: Ground Floor Plan; 13491-AP-L01-01-181.00 Eton Garage: Mezzanine Floor Plan; 13491-AP-L01-01-181.01 Eton Garage: First Floor Plan; 13491-AP-L02-01-182 Eton Garage: Second Floor Plan; 13491-AP-L03-01-183 Eton Garage: Third Floor Plan; 13491-AP-L04-01-184 Eton Garage: Fourth Floor Plan; 13491-AP-L05-01-185 Eton Garage: Fifth Floor Plan; 13491-AP-L06-01-186 Eton Garage: Sixth Floor Plan; 13491-AP-L07-01-187 Eton Garage: Seventh Floor Plan; 13491-AP-L08-01-188 Eton Garage: Eighth Floor Plan; 13491-AP-L09-01-189 Eton Garage: Ninth Floor Plan; 13491-AP-L10-01-190 Eton Garage: Roof Plan; 13491-AP-LXX 01-140 Eton Garage: East Elevation; 13491-AP-LXX 01-141 Eton Garage: North and South Elevation; 13491-AP-L00-00-100 Proposed Ground Floor Plan; 13491-AP-L01-00-101) Proposed First Floor Plan; 13491-AP-L02-00-102) Proposed Second Floor Plan; 13491-AP-L03-00-103) Proposed Third Floor Plan; 13491-AP-L04-00-104 Proposed Fourth Floor Plan; 13491-AP-L05-00-104.01 Proposed Affordable Fifth Floor Plan; 13491-AP-L05-00-105 Proposed Fifth Floor Plan; 13491-AP-L06-00-106 Proposed Sixth Floor Plan; 13491-AP-L07-00-107 Proposed Roof Plan; 13491-AP-LXX-04-130 Proposed East Elevation; 13491-AP-LXX-04-131 Proposed North Elevation; 13491-AP-LXX-04-132 Proposed South Elevation; 13491-AP-LXX-04-133

Proposed West Elevation; 13491-AP-LXX-05-150 Proposed Section A-A; 13491-AP-LXX-05-151 Proposed Section B-B; 13491-AP-LXX-05-152 Proposed Section C-C; 13491-AP-LXX-21-300 Haverstock Hill Gable End Window Detail; 13491-AP-LXX-21-301 Haverstock Hill Façade Window Detail; 13491-AP-LXX-21-302 Haverstock Hill Elevation Balcony Detail; 13491-AP-LXX-21-303 Haverstock Hill Gable End Balcony Detail; 6755-LD-PLN-001 Rev B Landscape Master Plan; 6755-LD-PLN-201 Rev B Landscape Proposals Ground Floor; 6755-LD-PLN-202 Rev B Landscape Proposals Level 1; 6755-LD-PLN-204 Rev B Landscape Proposals Level 6; 6755-LD-PLN-203 Rev B Landscape Proposals Level 3, 4 & 5; and 6755-LD-PLN-002 Rev B Rendered Landscape Master Plan.

Supporting Documents

CBRE Covering Letter dated 15/07/2016; Design and Access Statement; Access Statement; Air Quality Assessment Report (No.70016149); Arboricultural Report Addendum; Daylight and Sunlight Report; Draft Construction Management Plan; Energy Statement (No.54359); Flood Risk Assessment and Sustainable Drainage Strategy; Landscape Planning Statement; Nocturnal Emergence Bat Survey; Noise and Vibration Planning Report; Planning Statement; Scheme Internal Daylight Report; Site Investigation and Basement Impact Assessment Report; Statement of Community Involvement; SUDS Pro-Forma; SUDS and Below Ground Drainage Strategy; Sustainability Statement (No.54359) including BREEAM New Construction; Ecological Assessment; Townscape, Heritage and Visual Assessment; and Transport Assessment.

- 3 Reason: For the avoidance of doubt and in the interest of proper planning.
Detailed drawings/samples

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) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
- b) Plan, elevation and section drawings, including jambs, head and cill, of all external new window and door openings.
- c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.
- d) A sample panel of all facing brickwork shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

4 Cycle storage

Before the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) commences, details of secure and covered cycle storage area for 132 long stay and 4 short stay cycle parking spaces shall be submitted to and approved by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

5 Suitable qualified chartered engineer

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 Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

6

No additional equipment

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or man-safe rails shall be fixed or installed on the external face of any of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

7 Landscaping

No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including terraces, balconies and green roofs) have been submitted to and approved by the local planning authority in writing. Details shall include a phased programme of works. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

8 Landscaping - planting/replacement planting

Full details of all hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority before the development commences. The works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner.

Any trees or areas of planting which within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 & CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

9 Green roof

The green roof hereby approved shall be provided prior to the first occupation of the development in accordance with the approved details and 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 CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of

the London Borough of Camden Local Development Framework Development Policies.

10 Noise levels

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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies

11 Ground investigation

At least 28 days before development commences (other than site clearance & preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site):

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

b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority 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 CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

12 Refuse & recycling storage

Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF Development Policies.

13 Refuse stores and cycle stores

Prior to occupation of the development full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) Affordable Housing refuse store
- b) Affordable Housing cycle store
- c) Market units refuse stores
- d) Market units cycle store

The relevant part of the development shall then be carried out only in accordance with the approved details and samples.

Reason: To ensure the development provides adequate refuse and cycle parking facilities in accordance with the requirements of policies CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

14 Part M4(2) regulations

All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

15 Part M4(3) regulations

Units 2.06, 2.07, 3.05, 3.06, 4.04, 5.07 and 5.08 as indicated on the plans hereby approved shall be 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 CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies

16 Noise mitigation measures

The development shall be carried out in accordance with the noise mitigation measures to ensure acceptable internal noise levels within the proposed residential units as set out in the Noise and Vibration Planning Report by Sandy Brown and no unit shall be occupied until the mitigation measures relevant to that unit have been installed.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

17 Photovoltaic cells

Prior to commencement, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

18 Rainwater recycling

Prior to commencement of any development other than site clearance & preparation details of the feasibility of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Core Strategy.

19 Details of mechanical ventilation

Prior to commencement of development (excluding demolition and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from roads and the boiler/ CHP stack to protect internal air quality.

Reason: To protect the amenity of residents in accordance with DP26, London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

20 Air quality monitoring

Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to

and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of

Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone).

21 SUDS

Prior to commencement of the development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and to achieve 50% reduction in run off (targeting a maximum of 14 l/s run-off in all storm events up to and including the 1 in 100 year 6 hour storm). The system shall include: blue/ green roofs (providing 23m³ of storage) and an attenuation tank (providing 47m³ of storage), and shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

22 SUDS - installation

Prior to occupation, evidence that the Sustainable Drainage Strategy has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

23 Detailed design and method statements

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent),

have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

24 Piling

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

25 Commercial units

A minimum of 2 of the 3 approved commercial units shall be in Class A1 retail use.

Reason: To maintain a vibrant street scene and street life, supporting the Camden Town Town Centre.

26 Additional contamination

In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

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 CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

27 Overheating assessment

Prior to commencement of development, full details of the overheating assessment should be provided. The applicant should demonstrate that the Mayor's cooling hierarchy has been followed and that active cooling is not proposed unless it can be demonstrated it is required and that all other measures have been considered first. Where active cooling is required, details demonstrating the efficiency of the system should be provided to the Council.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

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 2363).
- 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.

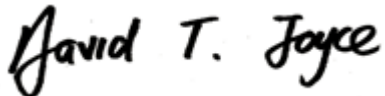
Please send CIL related documents or correspondence to
CIL@Camden.gov.uk

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

You can find advice about your rights of appeal at:

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

Yours faithfully

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

David Joyce
Director of Regeneration and Planning