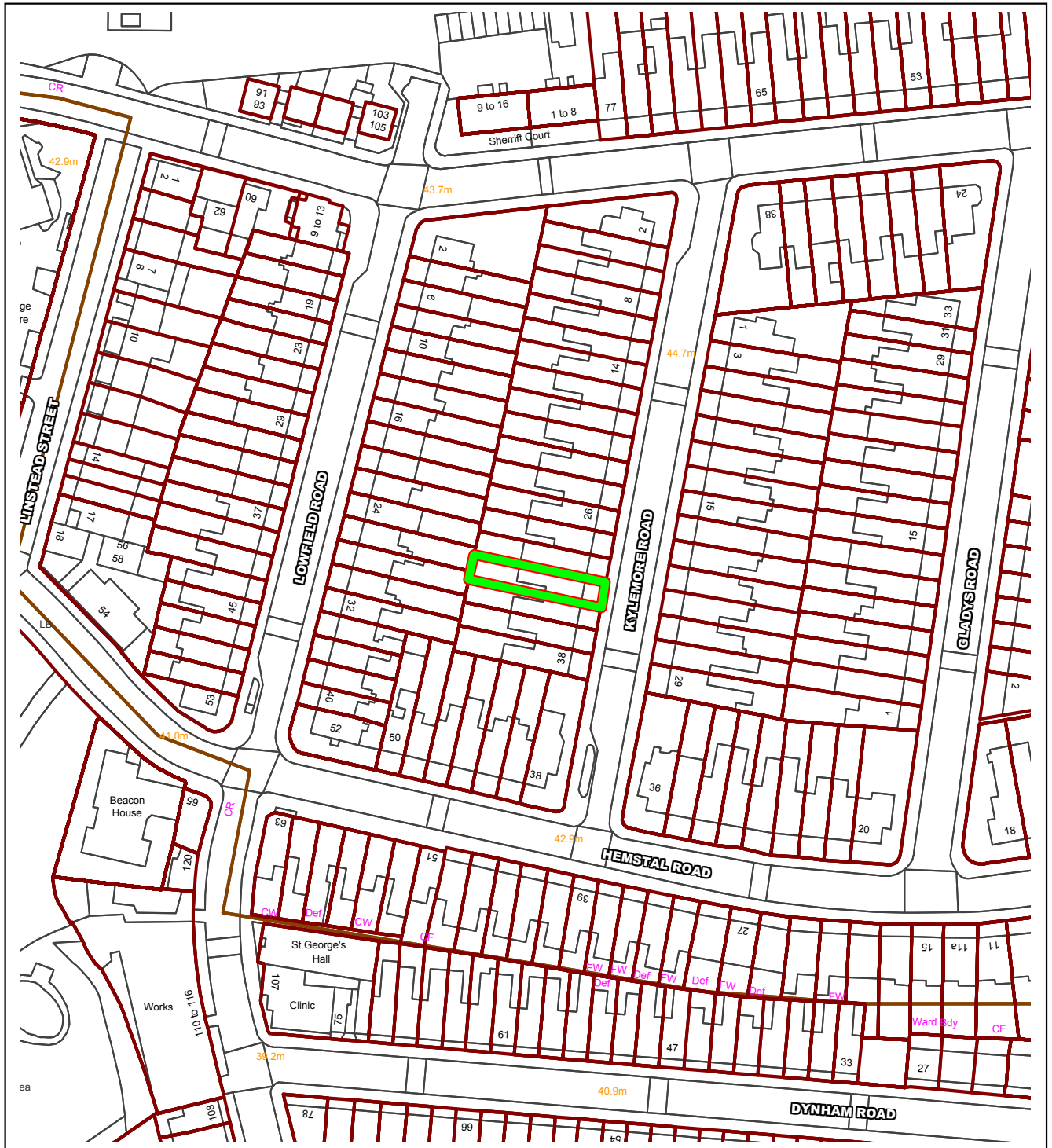


32 Kylemore Road, NW6 2PT



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1. Front elevation of application site February 2018.



2. Front of the application site October 2018.



3. Extent of hardstanding in front garden as in 2015.



4. Extent of hardstanding in front garden – as existing.



5. Existing open lightwells at nos. 21 and 23 Kylemore Road.



6. Open lightwell at no 16 Kylemore Road.



7. Open lightwells at nos. 3 and 5, covered lightwell at no. 7 Kylemore Road.

Delegated Report		Analysis sheet		Expiry Date:	25/07/2018
(Members Briefing)		N/A		Consultation Expiry Date:	29/06/2018
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2018/2481/P		
Application Address			Drawing Numbers		
32 Kylemore Road London NW6 2PT			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Excavation of basement by lowering the existing lower ground floor and incorporating front light well with entrance steps all in connection with existing dwelling (Class C3).					
Recommendation(s):		Grant conditional planning permission subject to a Section 106 Legal Agreement			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices	08/06/2018-29/06/2018	No. of responses	4	No. of objections	4
Summary of consultation responses:	<p>The neighbouring occupiers at nos 95 Ravenshaw Street, Lowfield Road, 27 St James Mansions, nos. 11 and 27 Kylemore Road, have objected to the proposed development on the following grounds:</p> <p><u>General:</u></p> <ol style="list-style-type: none">1. Contrary to policy A5, taking more than 50% of the front garden and detrimental to the character of the area2. Basements and lightwells are not commonplace in the road, contrary to point 2.2 of Design and Access Statement; however there are 4.3. The basement drawing looks like a separate lower ground flat with private stair entrance.4. Building works have started on site with no permission.5. The proposed stairs to lightwell are unnecessary for a single family unit and they are a risk to the public safety.6. No evidence of landscaping and bins space being provided.7. No construction management plan is provided which is concerning8. The applicant states the house is 3-bedroom where the plans allow plenty of space to create 4 – 6 bedrooms house. This increase in occupancy requires another planning application.9. The increase in no. of bedrooms, result in increase in occupancy and therefore requires provision of more amenity space10. Overdevelopment of the site11. Comments about dormer window, terrace, rear extension.12. Excavation and rebuilds of party walls causes concerns.13. Technical comment - The application was registered on 8/6/2018 and comments were only permitted until 30/5/18 which was before the registered date. <p><u>Officer response:</u></p> <ol style="list-style-type: none">1. The proposed garden has an area of 20.1sqm and the remaining garden subject to the proposed development would be of 11.6sqm, which is more than 50% of the front garden. See paras 3.5, 4.5.2. It appears that the majority of buildings along the street have a basement level and numerous have been extended in a similar manner, with front lightwells. See para 3.3-3.43. The basement level would be accessed through the front steps into the lightwell, and also from the ground floor within the main building. The proposed plans and sections show the internal staircase between the basement and upper floors retained.4. The matters have been investigated and it is confirmed that works have started on site in relation to the previous permissions granted (see ‘History’ below). Some works at the basement level also took					

place in relation to the servicing for the rear extension granted under application ref no 2018/2515/P.

- 5. Similar designs of lightwell have been encountered along the street and are considered to fit in with the character of the area. Due to the nature of the proposal and its design it is not considered this would trigger additional risk to public safety than current situation.*
- 6. Revised drawings show soft landscaping and bins location within the front garden. See para 3.5, 4.8.*
- 7. Transport officers have assessed the proposed scheme and did not consider necessary to secure a construction management plan given the modest scale of the proposed development. See para 6.1*
- 8. Given the property is not listed, but it is a single family unit, there is no requirement under the planning law to request the applicant to confirm exact provision of bedrooms.*
- 9. The application building benefits from a rear garden as well as a front one. Camden Local Plan 2017 does not limit the amount of amenity space per single family units. The proposed lightwell would retain adequate space in the front garden to provide soft landscaping. See para 3.5.*
- 10. Considering the application history at the site, the previous development granted was under permitted development at roof level and an infill extension under full planning permission. On balance the development consented and the current one are not considered overdevelopment of the site, given they are subordinate to the building being extended.*
- 11. The dormer, first floor terrace or rear extension do not form part of this proposal.*
- 12. Party wall issues are outside the remits of planning legislation and are covered by party wall legislation under Party Wall etc Act 1996.*
- 13. Due to a technical error on the Council website the dates for consultation were not shown correctly. This issue was remediated shortly after registration.*

Basement concerns:

- 14. The BIA missed out detailed information about land stability and water tables such as stating the site is not within an aquifer but previous local knowledge revealed the houses in the street are just above the water table.*
- 15. The proposal to lower the foundations by 0.85m and 1.1m would create a significant increase in the differential depth of foundations relative to neighbouring properties; however, the applicant said this would not be significant.*
- 16. The BIA suggests that bore holes have been done in summer when they should have been done in winter when the water table is much higher.*
- 17. The Westbourne River runs about 80m to the west of the property – and not 350m to the west as confirmed by the applicant.*
- 18. The plans show that the front garden will be concreted over which is contrary to the statement that the land across the boundary follows the natural topography of 0 to 7 degrees.*
- 19. There should be at least three bore hole measurements.*

Officer response:

- 14. A ground investigation has been carried out and the ground and*

	<p><i>groundwater conditions described. The BIA confirmed the river is unlikely to impact on the proposed development.</i></p> <p><i>15. The Ground Movement Assessment has been provided and confirmed damage can be limited to Burland Category 1 “very slight” which is in line with CPG Basements.</i></p> <p><i>16. See response above at point 14.</i></p> <p><i>17. The BIA confirmed the location of the river which was considered appropriate by the auditors.</i></p> <p><i>18. Revised drawings were provided to show soft landscaping in the front of the lightwell and along the boundary with no. 34.</i></p> <p><i>19. There is no statutory requirement of the number of bore holes to be undertaken. The Council’s auditors were satisfied with the investigation.</i></p>
<p>West Hampstead Gardens & Residents Association</p>	<p>Have raised concerns in relation to the works started on site which appeared to be in relation to the basement excavation.</p> <p><i>Officer response:</i></p> <ul style="list-style-type: none"> - <i>Following receipt of these concerns, officers visited the site on 31/10/2018 and acknowledged that some works have started on site in relation to the previous permissions granted. Some works at the basement level also took place in relation to the servicing for the rear extension granted under application ref no 2018/2515/P.</i>

Site Description

The site is a mid-terraced two storey-plus-basement dwellinghouse, located on the western side of Kylemore Road. The land has an east-west gradient, with two storeys fronting the street and extending up to three storeys to the rear.

The site does not lie within a conservation and the building is not listed. The application site is located within the Fortune Green and West Hampstead Neighbourhood Area, which is covered by the eponymous forum.

Relevant History

Previous planning history at the application site:

2018/2515/P - Erection of a single storey rear extension – **Granted 18/07/2018**

2018/2514/P - Use of rear third storey flat roof as roof terrace – **Refused 31/07/2018**

2018/2483/P –LDC - Loft extension and alteration including construction of rear dormer and insertion of front rooflights . – **Granted 12/06/2018**

2018/1513/P - Erection of rear dormer extension and installation of 3 x rooflights to front elevation. – **Granted 21/05/2018**

2018/1499/P - Conversion of 2 x 2 bedroom flats into 1 x 3 bedroom dwellinghouse including single storey rear infill extension at lower ground floor level. – **Granted 21/05/2018**

Other applications along the street where consent was previously granted for similar development:

2015/6424/P - 13 Kylemore Road - Excavation to lower the existing basement floor level and creation of new front lightwell with associated external staircase and front bay window; erection of new front boundary wall with new bin store area; changes to fenestration to the rear at lower and upper ground levels; raising the parapet wall and roof level of existing rear closet wing. – **Granted subject to s106 legal agreement 10/11/2017**

2012/6509/P - 5 Kylemore Road - Excavation to create increased depth to existing basement and new lightwells to front and rear and erection of rear ground floor level extension all in connection with existing ground and lower ground flat (Class C3). – **Granted 23/01/2013**

2012/3346/P - 7 Kylemore Road - Excavation to lower the existing basement and create a front lightwell, alterations windows/doors at rear basement level and removal of staircase from rear ground floor level to garden all in connection with use of the building as a single-family dwellinghouse (Class C3). – **Granted 28/08/2012**

2011/6378/P - 23 Kylemore Road - Excavation to lower the floor level of the existing basement and creation of a front basement lightwell with entrance steps and enclosed by railings all in connection with existing dwelling (Class C3). – **Granted 08/03/2012** (subsequent s73 application **2012/3670/P – Granted 27/09/2012**)

2005/4872/P - 16 Kylemore Road - The formation of a lightwell in the front garden and associated

alterations to the front basement elevation to provide an additional habitable room for the existing maisonette on the basement and ground floors. – **Granted 27/01/2006**

PWX0103513 - 15 Kylemore Road - Change of use of a single dwellinghouse to one x three bedroom flat and one x two bedroom flat, together with the excavation of a front light-well and the provision of a new access door and staircase to give access to the rear garden from first floor level. – **Granted 29/10/2001**

9501572 - 21 Kylemore Road - The retention of two habitable rooms in the front cellar including the provision of a light well and the installation of a new door and windows to the front basement area and their use as part of the existing maisonette – **Granted 02/11/1995**

8500339 - 29 Kylemore Road - Change of use to form two self-contained maisonettes including works of conversion alterations at basement level at the front and the erection of a single-storey rear extension with roof terrace including glazed screen on boundary over - **Granted 14/05/1985** (Granted again on 13/01/1988 under application ref no. **8702958**)

8400165 - 17 Kylemore Road - Installation of a front window at basement level – **Granted 14/03/1984**

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

DM1 Delivery and monitoring

D1 Design

A4 Noise and Vibration

A5 Basements

CC1 Climate change mitigation

Camden Planning Guidance

CPG1 Design (2015) - Sections 2, 3, 4, 5

CPG6 Amenity (2018) – Sections 4, 6, 7

CPG Basements (2018)

Fortune Green and West Hampstead Neighbourhood Plan

Policy 2: Design and Character

1. Proposal:

- 1.1 Planning permission is sought for excavation of the existing basement level to lower down the existing floor level, and front lightwell with entrance steps and railings around it.
- 1.2 The existing basement level has an internal height of 1.7m and 2m, across the whole building, which opens to the rear garden through the three storey outrigger. The proposal would include excavation of the lower level between 1m and 0.8m which would result in an internal height of 2.6m at basement level. The proposed lightwell would have maximum length of 2.7m from the main front wall and 1.9m from the end of the front bay window, width of 3.7m, extending to a depth of 3.1m from the existing ground level.

Revisions:

- 1.3 The initial submission included a proposed lightwell with a length of 3.1m and width of 4m. The revisions included a reduction in length by 0.4m and in width by 0.3m and inclusion of landscaping in front garden and bins location.

2. Considerations

- 2.1 The main considerations in relation to the current proposed scheme are:

- Basement impact assessment
- Design
- Amenity
- Transport and Planning obligations

3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. CPG Basements states that lightwells should be discreet and not harm the architectural character of the surrounding area, or the relationship between the building and the street.
- 3.2 In addition, Fortune Green and West Hampstead Neighbourhood Plan stresses that new development should positively interface with the street and streetscape in which it is located and should be human in scale to create a positive relationship between buildings and street level activity.
- 3.3 From the typology of the area it appears, that numerous buildings along the street benefit from a basement level which subsequently has been lowered down to provide habitable space. Planning history and the site visit showed that numerous properties along the street benefit from front open lightwells of various dimensions and designs, which have been previously granted consent (see 'History'). Whilst the properties along this street were originally designed to have the basement level opening solely into the rear garden, it is now within the character of this street to have dual aspect at the basement level.

- 3.4 The front of the building at basement level would replicate the proportions, architectural detailing and fenestration of the existing front bay window, which would preserve the appearance of the host building and its character. The lighthwell would be open and include steps for direct access from front garden with metal railings around it, with a similar design approach as encountered at other sites along the street (for example nos. 13, 25, 21, 23). In order to fit in within the street appearance, the proposed railings would have a simple design and gaps between the bars of 0.1m.
- 3.5 Numerous buildings along the street benefit from landscaped front gardens, with shrubs and bushes, and bins on hard surfaces close to the boundary walls. Currently, the application site benefits from an area of soft landscaping along the boundary wall with a low brick wall enclosure for bins, the area close to the bay window is paved. The bins area is no longer suitable for the current type of refuse containers and this would be replaced by a paved area to accommodate the bins. The revised drawings include soft landscaping in front of the lighthwell and along the boundary with no. 34, which would provide visual buffer and improve the visual amenity of the host building and the terrace row of which it is part of.
- 3.6 Overall, it is considered that given the existing proliferation of similar developments along the street, the proposed lighthwell, due to its scale, detailed design, and soft landscaping provision, is considered to preserve the appearance of the host building, neighbouring buildings and the streetscene.

4. Basement impact assessment

- 4.1 Policy A5 stipulates that basement excavations should not cause harm to the neighbouring properties, the structural, ground or water conditions and the architectural character and amenity of the area. Policy A15 of Fortune Green and West Hampstead supports that any excavation should have regard to the structural stability of adjacent properties, damage or loss to the character and biodiversity of gardens, the impact on sustainable drainage and impact on carbon emissions.
- 4.2 In order to demonstrate compliance with the requirements of policy A5 and CPG Basements, a Basement Impact assessment has been submitted and assessed by third party auditors Campbell Reith. The documentation to support the proposed excavation has been revised by the applicant after the initial audit dated July 2018. The final audit confirmed that in line with the revised documentation the proposed internal excavation and front lighthwell would comply with the requirements of CPG Basements, subject to further investigation to confirm the adequacy of the founding stratum bearing capacity. Details of the engineer to oversee the temporary and permanent basement works have been provided and confirmed that adequacy of the bearer stratum as requested within the audit, would be confirmed once work commences.

Basement extent

- 4.3 Policy A5 stresses that the siting, location, scale and design of basements must have minimal impact on and be subordinate to the host building, by meeting the following limitations:
- a) not comprise more than one storey;
 - b) not be built under an existing basement;

- c) not exceed 50% of each garden within the property;
- d) be less than 1.5 times the footprint of the host building in area;
- e) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- f) not extend into or underneath the garden further than 50% of the depth of the garden;
- g) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;
- h) avoid loss of garden space or trees of townscape or amenity value.

4.4 The property benefits from an existing basement level, and the proposal aims to make this space more habitable, with an internal height of 2.6m, and lightwell excavation at the front of the property. Due to the nature of the proposed scheme, points a), b), d), e) of policy A5 above, would be met.

4.5 In relation to point c) the existing front garden has an area of 20.1sqm and the remaining floor area after the lightwell excavation would be of 11.6sqm, which is less than 50% of the front garden and therefore point c) would be met.

4.6 The garden has depth of 4.3m and the maximum depth of the lightwell is 2.7m measured from the main front wall and 2m from the end of the bay window. The proposal would replicate the design of the existing bay at the basement level which would reduce the area of open lightwell. As such, in relation to point e), 50% of the depth of the garden is 2.15m which is exceeded by the maximum depth of the lightwell, but not the depth from the bay window; however given the proposed design as discussed above, and the other properties with similar lightwells, this would be considered acceptable in this instance.

4.7 The proposed lightwell would be set in from the boundary with no. 34 by 0.36m which would comply with point g).

4.8 The current garden, has hardstanding around the front bay window and soft landscape area close to the boundary wall. The existing garden is not considered to have a significant amenity value the host building, street scene and wider area, however it does have potential through thoughtful landscaping to improve its appearance. The proposed lightwell extends within an area which was been previously mainly hard surfaced. The proposal includes provision soft landscaping in the front of the lightwell, which would meet point h) of Camden Local Plan 2017.

4.9 In light of the above, it is considered that the proposed basement excavation and front lightwell, would be proportionate to the building being extended and result in a minimal impact to the host building, the terrace row it is part of and streetscene, in line with policy A5 and CPG Basements.

5. Amenity

5.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight and noise.

5.2 In relation to the impact of the proposed excavation on the adjoining neighbouring buildings, the applicant undertook a Ground Movement Assessment which was confirmed by third party auditors that the harm would be limited to Category 1 of damage “very slight”, which is considered acceptable under CPG Basement and policy A5.

5.3 The proposed lightwell, would be surrounded by soft landscaping, to include along the boundary with no. 34, which would contribute positively to the amenity of the street and wider area. As such, due to its nature, position and detailed design, the proposed lightwell would not cause harm to the amenity of the neighbouring occupiers in terms of loss of daylight or sunlight, outlook, sense of enclosure or noise.

6. Transport and Planning Obligations

6.1 The proposed development was assessed by transport officers and given its small scale a construction management plan was not considered necessary in this instance.

6.2 The proposed excavation of front lightwell would be directly adjacent to the public highway on Kylemore Road. In order to ensure the stability of the public highway adjacent to the site is not comprised by the proposed excavation, an “approval in principle” (AIP) report and associated assessment fee of £1522.50 + VAT will be secured via a s106 legal agreement in accordance with Policy A1.

7. Recommendation

7.1 Grant conditional planning permission subject to a Section 106 Legal 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 19/11/2018, 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’.

Aitchison Raffety
The Granary
Spring Hill Office Park
Harborough Road
Pitsford
NN6 9AA

Application Ref: **2018/2481/P**

15 November 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:

**32 Kylemore Road
London
NW6 2PT**

Proposal:

DECISION
Excavation of basement by lowering the existing lower ground floor and incorporating front light well with entrance steps and enclosed by railings all in connection with existing dwelling (Class C3).

Drawing Nos: 18-66.1 Rev B; 18-66.2 Rev C; 18-66.3 Rev B; 18-66.4 Rev B; 18-66.6 Rev D; Planning, Design and Access Statement dated May 2018; Inspections by Chartered Engineer letter dated 09/11/2018; Basement Impact Assessment (BIA) by Hall David Consulting Engineers Rev 1 dated 15/10/2018; Ground Movement Assessment Rev 1 by CGL dated October 2018; Basement and lighthwell retaining walls calculations by Hall Davis Consulting Engineers dated 22/10/2018; Covering emails dated 18, 19 and 24 of October 2018; Proposed plans and sections 1084/10, 11, 100, 101 (Rev. P0); Proposed plan 1084/101 (rev. P1)

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 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:

18-66.1 Rev B; 18-66.2 Rev C; 18-66.3 Rev B; 18-66.4 Rev B; Planning, Design and Access Statement dated May 2018; 1/20 Rev C; Inspections by Chartered Engineer letter dated 09/11/2018; Basement Impact Assessment (BIA) by Hall David Consulting Engineers Rev 1 dated 15/10/2018; Ground Movement Assessment Rev 1 by CGL dated October 2018; Basement and lighthwell retaining walls calculations by Hall Davis Consulting Engineers dated 22/10/2018; Covering emails dated 18, 19 and 24 of October 2018; Proposed plans and sections 1084/10, 11, 100, 101 (Rev. P0); Proposed plan 1084/101 (rev. P1)

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

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

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 if in CA of the London Borough of Camden Local Plan 2017.

- 5 A suitably qualified engineer with CEng MICE membership, has been appointed as confirmed by letter dated 09/11/2018, to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works. 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.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development shall be carried out in accordance with the methodologies, recommendations and requirements of Basement Impact Assessment (BIA) by Hall David Consulting Engineers Rev 1 dated 15/10/2018; Ground Movement Assessment Rev 1 by CGL dated October 2018; Basement and lighthwell retaining walls calculations by Hall Davis Consulting Engineers dated 22/10/2018; Covering emails dated 18, 19 and 24 of October 2018; Proposed plans and sections 1084/10, 11, 100, 101 (Rev. P0); Proposed plan 1084/101 (rev. P1), hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, A1 and A5 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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