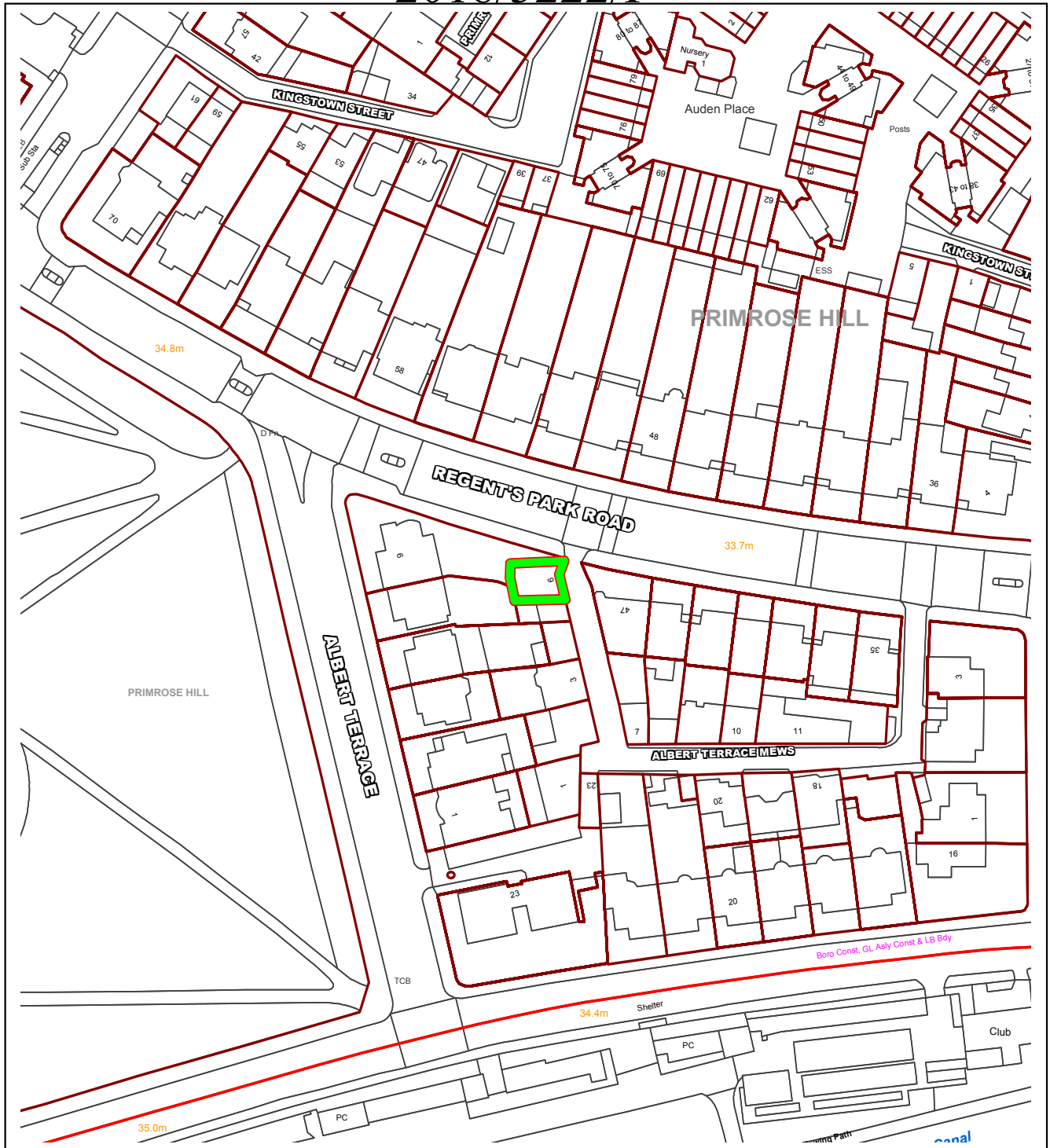


6 Albert Terrace Mews, NW1 7TA

2018/3222/P



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Site photos 6 Albert Terrace Mews (2018/2445/P)



Photo 1: Front elevation of application site



Photo 2: View of part of front façade of application site and neighbouring property at no. 5 Albert Terrace Mews



Photo 3 and photo 4: Existing roof of the property and views from the garden of the neighbouring property at no. 6 Albert Terrace.



Photo 5: View of the property looking south from Regent's Park Road



Photo 6: Longer views of the application site from Regent's Park Road looking west



Photo 7: Longer views of the application site from Regent's Park Road looking east

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/10/2018
		N/A / attached		Consultation Expiry Date:	07/10/2018
Officer			Application Number(s)		
Elaine Quigley			2018/3222/P		
Application Address			Drawing Numbers		
6 Albert Terrace Mews London NW1 7TA			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Excavation of a basement; the installation of air handling units at ground floor level; the blocking up of a side door; the lowering of a rear window cill to create a doorway; lowering the ground floor to provide level access; and conversion of the property to ancillary guest accommodation to 6 Albert Terrace.					
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	08	No. of objections	08
			No. Electronic	00		
Summary of consultation responses:	Site notices were displayed outside 6 Albert Terrace Mews, Regent's Park Road and 6 Albert Terrace on 12/09/2018 that expired 06/10/2018. A press notice was published in the Ham and High from 13/09/2018 that expired on 07/10/2018.					
	10 letters have been received from local residents at 1 Albert Terrace, Flat 1 (Basement Flat) 5 Albert Terrace, 1 Albert Terrace Mews, 7 Albert Terrace Mews, 10 Albert Terrace Mews; 68 Regent's Park Road, Director and Principal Engineer of Ecos Maclean Ltd, 8 Chamberlain Street; Flat 3, 20 Prince Albert Road; 43 Princess Road, Flat 1, 47 Regent's Park Road raising the following concerns:					
	Loss of residential accommodation					
	<ul style="list-style-type: none">Loss of 4 bedroom house and replacement with a swimming pool					
	<i>Officer's response: Refer to 2.2 to 2.4 of the report</i>					
	<ul style="list-style-type: none">Primrose Hill would lose a 4 bedroom home which given the shortage of housing in the borough of Camden it cannot afford to do.					
	<i>Officer's response: Refer to 2.2 to 2.4 of the report</i>					
	<ul style="list-style-type: none">Allowing an ancillary use here would be the opposite of the housing policy					
	<i>Officer's response: Refer to 2.2 to 2.4 of the report</i>					
	<ul style="list-style-type: none">Potential negative consequences of granting ancillary use both for this immediate site and more generally in a neighbourhood where there are many mews houses makes it vital that the loss of homes such as this is resisted					
<i>Officer's response: Refer to 2.2 to 2.4 of the report</i>						
<ul style="list-style-type: none">Loss of housing against Camden's own housing policy						
<i>Officer's response: Refer to 2.2 to 2.4 of the report</i>						
<ul style="list-style-type: none">A superhome is totally inappropriate to the conservation area						
<i>Officer's response: Refer to 2.2 to 2.4 of the report</i>						
<ul style="list-style-type: none">Extensive and expensive engineering needed to install a swimming pool means that mews could never be re-converted back into a fully residential property thereby loss of another residential property in the neighbourhood						
<i>Officer's response: Refer to 2.2 to 2.4 of the report</i>						
Basement works						
<u>Size</u>						
<ul style="list-style-type: none">Potential for underground development between the house and the mews house						
<i>Officer's response: The proposal does not include the an extension to the basement to connect the application site to no. 6 Albert Terrace (within the same ownership of the applicant)</i>						
<ul style="list-style-type: none">The 4-metre-deep excavation of the basement effectively constitutes a						

'double-basement which is against Camden policy
Officer's response: The Council considers that a single storey for a basement to be approximately 3 to 4m in height (para 2.4 of the CPG Basements 2018).

Method of construction

- The use of piling which is normally used for very deep basements

Officer's response: Refer to 2.15 of the report

Flooding

- Effects on the water table of various basements

Officer's response: Refer to 2.16 to 2.17 of the report

- Upset to the water table due to basement works

Officer's response: Refer to 2.16 to 2.17 of the report

- Flood risks in an area prone to flooding and local residents have had refusals for building insurance based on the flooding risk

Officer's response: Refer to 2.16 to 2.17 of the report

- Primrose Hill is already regularly flooded during rainfall and run-off from Primrose Hill. The already precarious ground conditions in the area will be severely disturbed most probably leading to further serious damage to surrounding buildings in oncoming years

Officer's response: Refer to 2.16 to 2.17 of the report

- Flood risks in an area prone to flooding and local residents have had refusals for building insurance based on the flooding risk

Officer's response: Refer to 2.16 to 2.17 of the report

- The Government Flood Risk below clearly shows 5 Albert Terrace to be within a 'Medium to High' flood risk area from surface water, and surrounded by High Risk areas directly in front and behind. This is despite the Applicant M Golinsky's assertions that the area is located in a low Flood Risk Zone 1.

Officer's response: Refer to 2.16 to 2.17 of the report

- Inadequate period of time of one month to conduct test drillings

Officer's response: The test drilling over the period of a month together with other sources of material is considered sufficient for Campbell Reith to review the BIA

Subsidence

- Heavy breaking out of the existing ground floor slab, digging down and risking damage to neighbour buildings

Officer's response: Refer to 2.18 of the report

- Proposed basement works would cause major subsidence. Over the years at least 3 houses in that part of the mews have had to be underpinned

Officer's response: Refer to 2.16 of the report

- Subsidence due to basement works

Officer's response: Refer to 2.16 of the report

- Works to this depth and on this scale raises the risk of structural damage to the Mews and surrounding houses. Of particular concern is that 5 Albert Mews next door only has shallow foundations and no basement. As the Risk Assessment says, "Potential damaging movements could occur due to basement construction associated with retaining walls and excavation".

And, on P16, it states that “identified hazards are associated with ground movements from perimeter retaining wall installation and ground excavation, and elastic heave of the London clay in the basement excavation associated with stress release”.

Officer's response: Refer to 2.18 of the report

- The latest application by Mark Golinsky makes a series of assumptions about likely movement of the soil and the extent of underpinning needed to retain structural integrity and prevent heave and other issues. We question the validity of these assumptions, which draw on rules of thumb from other developments in other areas and which are not specific to this site and this proposal.

Officer's response: Refer to 2.18 of the report

- Due to inappropriate engineering understanding in the BIA the works will have an unnecessarily extended and protracted construction program and consequential excessive disturbance to the neighbours and the neighbourhood

Officer's response: Refer to 2.15 of the report

Basement design

- There will also be consumed, unnecessary quantities of unsustainable materials (steel and concrete) with consequences for the local environment (and global) through more heavy lorry traffic movements than would arise if this basement had been designed using normal engineering procedures rather than inappropriately sophisticated computer programs, with questionable input data and interpretation of the results. The excessive size, thickness and inappropriate design of retaining elements will also result in a protracted construction programme and extra lorry movements

Officer's response: Refer to 2.15 of the report

- Some of this environmental damage is the result of the Law of Unintended Consequences kicking in: Camden's policy change intentions of recent years are being subverted by the engineers applying and auditing by rote the policy guidance. Modern engineers with inadequate understanding of clay, experience of actual construction processes evolved over time, and the structural behaviour of the retaining and foundation elements, then produce an (over) design as seen here for 6 Albert Terrace Mews.

Officer's response: Refer to 2.15 of the report

- This basement design, heavily reliant on Arup's program for its validation, should be shown to Arup to see if the input data used was accurate, and the scale of this basement actually appropriate for their App (sophisticated program). Ask, for example, if excavation just 1.5m into the clay with a two storey existing building on top, can be modelled accurately. Ask if there are not inherent scale factors in the analysis that become insignificant when the program is used for 10m excavations, but skew the results where the net excavation is less than the weight of the building added to the ground 150 years ago.

Officer's response: Campbell Reith have reviewed the BIA and accept the findings

- The scoping process should ask first for the net change on the original ground to be assessed, and if the answer is 'the weight of soil removed is less than that of building originally added', then it is irrefutable logic that the soil under the building cannot heave more than it settled in the first place. The expense, and design then resulting is wholly inappropriate as the experienced (not very) eye should be able to see the magnitude of historic settlement and pro rata the possible heave. The fact that skip lorries did

not exist at the time the main housing stock in Camden was constructed is fundamental to this point, and borne out by the site borehole analysis here in the garden which revealed 2m of 'made ground' ie original foundation excavation spoil is still there!

Officer's response: Campbell Reith have reviewed the BIA and accept the findings

- The inherent inappropriateness of the sophisticated approach, together with the lack of understanding of the construction process, and the shortcomings that I see generally in designer skill and experience, means that vertical movement has been overestimated I am sure. However, the possible horizontal movement from construction propping and transferring loads to the pool and floor structure has been overlooked. Here, too, that aspect has not been covered in the BIA as far as I can see: I see no reference in the scheme drawings to horizontal forces, shrinkage of cast concrete slabs and elastic shortening of propping elements which need to be overcome by jacking in the appropriate strains to prevent Party and retaining walls moving horizontally as a result of earth pressures that build with time in clay subsoils particularly. Attached is a photograph in a building that I was asked to look at earlier this year where the junction of Party Wall/transverse walls had separation cracking of 4-5mm, considerably more than predicted. In my assessment, because such horizontal issues had been not considered, as here, purely the sophisticated soil mechanics of vertical loading and unloading overlooks a more significant cause of cracking.

Officer response: Refer to paragraph 2.18 of the report

- It is likely that considerable savings in materials and construction time, hence disturbance to neighbours and the neighbourhood can be achieved by a more appropriate / accurate consideration of factors including:
 1. net weight of soil being removed,
 2. loadings being applied to the surrounding soil may be excessive and lesser soil pressure coefficients may be appropriate for a clay subsoil
 3. reappraisal of the loadings may result in the potential to eliminate steel reinforcement)
 4. Effect of stresses and strains in the completed structure taken into account to minimise horizontal displacement
 5. Temporary 'plunge' columns may be unnecessary with a different sequence, saving time and sacrificial materials
 6. The width of pins may be unduly narrow when consideration of the extent of refurbishment and imperforate party walls is taken into account

Construction works

- Mews entrance is very restricted and if such a development is allowed it will prevent access to the Mews for residents and emergency vehicles. This raises health and safety issues

Officer's response: Refer to 2.34 of the report

- Traffic disruption including the only bus the 274

Officer's response: Refer to 2.34 of the report

- Their construction lorries will have to drive into on-coming traffic in order to get around the corner from Albert Terrace. They will then have to drive back across on-coming traffic to leave the site. In addition, only the merest mention was made of how they intend to coordinate the construction works for the mews house with the possible construction works on the main house (if consent on the main house is obtained) – at least doubling the number of vehicle movements and debris being removed. And what is the plan if their works coincide with the basement works for 20 Albert Terrace Mews? There is no discussion of how they intend to deal with the potentially

dangerous chaos of lorries from three separate major building sites converging at the same time in a very confined area.

Officer's response: Refer to 2.34 to 2.37 of the report

Transport

- Disruption to two busy roads at a busy junction feeding through traffic to Camden and the new double decker 274 bus

Officer's response: Refer to 2.34 of the report

- Inadequate transport management system

Officer's response: Refer to 2.34 of the report

- CMP is totally inadequate. Whilst lorries are on site the east to west carriageway will have to be closed thus narrowing Regent's Park Road to one lane. How will be 274 bus and other vehicles safely navigate this crucial and busy local junction.

Officer's response: Refer to 2.34 to 2.37 of the report

- Safety concerns at an already tricky junction for pedestrians and other road users

Officer's response: Refer to 2.34 to 2.37 of the report

- A major concern is that the site is within 5m of a highway and pedestrian right of way - Regents Park Road - and is on the route of the 274 bus. We object to the disruption to the flow of traffic that this project will create. The excavation period of this project will likely involve an elevated excavation conveyor belt which will extend into the street on Regents Park Road. The planning proposal has not dealt with traffic issues in any serious or detailed way, and in any case the proposal is not able to mitigate for this impact.

Officer's response: Refer to 2.34 to 2.37 of the report

Design

- Creation of a high wall

Officer's response: No works proposed as part of the application to extend the height of the existing boundary wall

- The houses were built in the mid 1800's and therefore there is a need to conserve our heritage

Officer's response: Refer to 2.5 to 2.6 of the report

- Object to the impact of this proposed development on the Conservation and Heritage area of Primrose Hill Conservation Area (Sub Area 1). While the Mews are not Listed, it lies 50 feet to the south of Primrose Hill Drinking Fountain (Grade II listed) which is a popular local tourist spot for photographs. The fact that the proposed plan for 6 Albert Terrace Mews includes knocking down the entire side extension of the house, and will include boarding and hoarding extending over the pavement into the street, will result in a long-term eyesore in this popular area.

Officer's response: Refer to 2.5 to 2.6 of the report

Noise and disturbance

- Noise from air conditioning units is also a health and safety issue and will be heard throughout the mews. Danger of legionnaires disease from air conditioning units

Officer's response: Refer to 2.28 to 2.30 of the report

- Noise and disruption from extensive building and excavation works

Officer response: Refer to 2.36 of the report

- Camden's policy on basements has sought to balance the reasonable needs of families for space with the reasonable expectation that neighbours should not have to be subject to unreasonable noise, vibration and general disturbance in order to create the space

Officer's response: Refer to 2.35 and 2.36 of the report

- Isn't allowing new plant against Camden's environmental policies?

Officer's response: It is accepted that traditional mechanical cooling is required in buildings. Mechanical systems are generally required by the Building Regulations to enable buildings to be occupied.

Concurrent developments in the immediate area

- Object to the further disturbance that would be caused to the neighbours if this development was allowed to proceed. Work is currently being carried out at 45 Regents Park Road, approval for a basement has been given at 20 Albert Terrace Mews, an application is currently being considered for 6 Albert Terrace Mews and a further one at 6 Albert Terrace. If approval is given a condition should be included to prevent these five building works taking place at the same time.

Officer's response: Refer to 2.19 of the report

- Residents on Regents Park Road have been subjected to numerous, large-scale renovation and 'improvement' projects in the area in the last 10 years, resulting in noise, nuisance and disruption to flow of traffic and parking. Camden needs to take a holistic approach to planning in areas subject to large-scale development projects by private owners. Approvals should look beyond individual projects and consider the overall impact on the area of non-stop construction.

Officer's response: Refer to 2.34 to 2.37 of the report

Impact and disturbance to vulnerable groups (particularly elderly and young).

- It would be unwise of the Council to approve a plan that impacts directly in such a major way on senior citizens and children, particularly in the wake of tragic events in London where residents' safety and wellbeing was sacrificed purely for business and development reasons.

Officer's response: Refer to 2.34 to 2.37 of the report

Ownership of the property

- The local residents have come to learn that the ultimate owner is not actually the current applicant, Mark Golinsky, but is instead a wealthy British entrepreneur which flags grave concern that the application is deceitful at worst or at best misleading and highly deceptive.

Officer's response: The details of the applicant have been provided in the planning application form. It is not a legal requirement for the owner to provide personal details and many applications are submitted on behalf of an owner by a professional (agent or architect).

CAAC
*Primrose Hill CAAC

Primrose Hill CAAC (PHCAAC) – strongest objection

Loss of housing

- Object to the conversion of the property to ancillary guest accommodation for 6 Albert Terrace. Although made under the address 6 Albert Terrace Mews, the application addresses both 6 Albert Terrace Mews and 6 Albert Terrace in terms of use

Officer's response: Refer to 2.2 to 2.4 of the report

- PHCAAC has always opposed the loss of smaller dwelling units in our area. This proposal needs to be seen as cumulatively part of a major loss of dwelling units. Policy H3 resists the loss, including the cumulative loss, of two or more homes. In this case the cumulative loss would be of six homes. Further, the loss would be from permanent residential accommodation to 'ancillary guest accommodation' which is clearly of a temporary nature.

Officer's response: Refer to 2.2 to 2.4 of the report

- We note that historically this was a service building to the main house. That does not mean that it was not also a dwelling. The common pattern for a mews was to house the means of transport at ground level, and servants at the upper level. That is, the mews provided long-term residential accommodation. It has certainly done so within the period of present Development Plans, as a 4 bedroom house.

Officer's response: Refer to 2.2 to 2.4 of the report

Basement works

- The Committee has been advised that the structures proposed are overdesigned and not sustainable, and that the structure proposed would put the neighbouring house at avoidable risk.

Officer's response: Refer to 2.18 of the report

Construction management plan

- Given the major reconstruction of the house proposed we advise that no consents should be granted until a legally enforceable CMP has been agreed with neighbours.

Officer's response: Refer to 2.34 to 2.37 of the report

Air conditioning units

- We object to applications for air-conditioning on principle, asking that they be justified to show that they do not increase energy use, and that lower energy alternatives are not available.

Officer's response: It is accepted that traditional mechanical cooling is required in buildings. Mechanical systems are generally required by the Building Regulations to enable buildings to be occupied.

Site Description

The site is located to the west of Albert Terrace Mews at its junction with Regent's Park Road that lies to the north. It comprises a two storey end of terrace mews house that is occupied as a single family dwelling house (C3 use). The two storey mews building includes a pitched roof and its elevations are rendered. The property has been extended unsympathetically in the past with a two storey side extension following the line of the road. This appears to have been constructed between 1879 and 1894. The original ground floor coach doors on the front elevation have been lost and replaced with two single full height glazed window openings. The original roof has also been compromised with an insert roof terrace and box skylight.

The front of the building directly abuts onto Albert Terrace Mews. There is a small area of hard landscaping to the rear measuring approximately 35 sq. m with a boundary fence located approximately 2m from the rear elevation of the mews building. The northern part of the sunken terrace includes two mature lime trees.

The application site and no. 6 Albert Terrace that lies to the west are within the same ownership, however they are not physically linked.

The site is located in the Primrose Hill Conservation Area. The building is not listed but is identified as making a positive contribution to the character and appearance of the conservation area and is listed for its group value (nos. 3-9 consecutive). Views from Regent's Park Road into the mews and views to the north towards no. 52 Regent's Park Road are identified in the Conservation Area Statement as being significant.

This part of the Primrose Hill Conservation Area is very open and spacious in character with low density development and abundant vegetation. It is dominated by the important open spaces of Primrose Hill and Regent's Park around which are set by impressive terraces and villa style properties arranged as pairs of semidetached houses, often designed to appear as one large residence. The building is surrounded by listed structures and buildings which include the Grade II listed drinking fountain at the junction with Albert Terrace, Primrose Hill which is a Grade II listed park lies to the west of Albert Terrace, K2 telephone kiosk which is Grade II listed at the junction of Prince Albert Road at the southern end of Albert Terrace and no. 36 Regent's Park Road which is a Grade II listed building to the east of the site on the north side of Regent's Park Road.

Relevant History

Planning permission was granted on 14/02/1989 (ref 8802523) for the formation of a new roof terrace and the erection of a chimney including minor alterations on the rear. The alterations included altering the existing roof to provide roof terrace and access, altering existing west (rear) elevation including removing the existing window and reinstating rendered wall, and enlarging existing semi-circular window to match existing arch headed windows adjacent.

Planning permission was **granted** subject to s106 legal agreement (2018/2445/P) at Members Briefing on 03rd December 2018 for lowering of the ground floor to provide level access; alterations to the existing elevations and roof to include the reinstatement of a painted brickwork finish; alterations to fenestration front, rear and side; lowering the existing roof terrace level; provision of a glass access structure, slate tiles, upstand parapet and planters to the roof; lowering and reducing the roof profile of the side extension to include a standing seam metallic roof; and conversion of the property to ancillary guest accommodation for 6 Albert Terrace. The s106 agreement secures the submission of a construction management plan and associated monitoring fee.

6 Albert Terrace

Planning permission was **granted** on 22/08/2003 (ref PEX0300139) for change of use and works of conversion from six self-contained flats to a single-family dwelling house. This was implemented and the building is now occupied as a single-family dwelling. Council tax records show that the property has been a single family dwelling since 2005.

Planning permission was **granted** on 06/11/2018 (ref 2018/2225/P) for reinstatement of the original window opening in the rear elevation; the addition of a rear balcony at raised ground floor level; demolition, rebuild and raising a section of the boundary wall; addition of a roof terrace at second floor level and other minor alterations to the existing single family dwelling (C3 use class).

A planning application has been submitted (ref 2018/2342/P) for basement extension, partial demolition and

rebuild (in facsimile) of the boundary wall to the north west and the installation of air handling units at lower ground floor level. This application is pending consideration.

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Draft London Plan 2018

Camden Local Plan 2017

H3 Protecting existing homes
A1 Managing the impact of development
A4 Noise and vibration
A5 Basement
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
D1 Design
D2 Heritage
T1 Prioritising walking, cycling and public transport
T4 Sustainable movement of goods and materials

Primrose Hill Conservation Area Statement (adopted 2000)

Camden Planning Guidance

CPG Amenity (March 2018)
CPG Basements (March 2018)
CPG1 Design (July 2015 updated March 2018)
CPG Housing (Interim) (March 2018)
CPG7 Transport (September 2011)
CPG8 Planning obligations (July 2015 updated March 2018)

Assessment

1.0 Proposal

1.1 Permission is sought for excavation of a basement; the installation of air handling units at ground floor level; the blocking up of a side door; the lowering of a rear window cill to create a doorway; lowering the ground floor to provide level access; and conversion of the property to ancillary guest accommodation to 6 Albert Terrace.

(i) External works

1.2 The proposal would include an area of plant (to incorporate 1 no. air handling unit (AHU) and 1 no. heat recovery unit (HRU). They would be installed within an existing single storey ground floor side extension to the north of the main mews house. The proposal would also include the blocking up of a side door in the ground floor norther elevation of the building and the lowering of a ground floor rear window cill to create a doorway; The works would also include lowering the internal floor level by 350mm to provide level access however these works do not require planning permission as the building is not listed.

1.3 It must be noted that the lowering of the ground floor to provide level access and the conversion of the property to ancillary guest accommodation at no. 6 Albert Terrace formed part of a recent application at 6 Albert Terrace Mews (ref 2018/2445/P) which has a resolution to grant planning permission subject to the signing of the s106 agreement. This was presented at Members Briefing on 3rd December 2018.

(ii) Basement development

1.4 The proposed ground floor would comprise an entrance hall, changing area (WC and shower room) and a pool. The proposed basement would comprise a pool plant room under the pool and storage area. The pool would measure 35.3 sq. m and would be 1.3m in height. The pool plant room and store area at basement level would measure 1.9m in height. The basement overall would be single storey in height measuring 4m. It would extend under the footprint of the existing mews house and would measure 86 sq. m in floor area.

Amendments

1.5 The original plans have been revised to remove the bike store accommodating 15 bikes and would now be used for general storage purposes. Due to the size of the entrance hall at ground floor level there is space to park two bikes within this area

2.0 Assessment

2.1 The principle considerations material to the determination of this application are summarised as follows:

- Loss of housing
- Design
- Basement impact
- Contaminated land
- Trees
- Transport
- Amenity

Loss of housing

2.2 The recent application at 6 Albert Terrace Mews (ref 2018/2445/P) which included the conversion of the property to ancillary guest accommodation for 6 Albert Terrace has a resolution to grant planning permission subject to the signing of the s106 agreement. This was presented at Members Briefing on 3rd December 2018. The proposal would include the same alterations to the existing mews building in order to occupy the dwelling as ancillary guest accommodation for 6 Albert Terrace. Both sites are within the same ownership and are separated by a garden boundary fence which is proposed to be removed. The applicant intends to use the mews house as ancillary accommodation for guests including family members.

2.3 Concerns have been raised by local residents regarding the loss of 6 flats at 6 Albert Terrace and now the 1 x four bedroom house as part of this application suggesting this would be a loss of 7 potential homes contrary to Local Plan Policy H3 designed to prevent such a loss. The proposal would result in the loss of one self-contained residential house. The main house at 6 Albert Terrace was converted from 6 flats to 1 single family dwelling in 2003 (see planning history above). Council Tax records show that the property has been a single

family dwelling since 2005.

2.4 Para 3.75 of the Camden Local Plan 2017 states *“the Council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site.”* CPG2 states that “we will particularly focus on changes in the same apartment or flat building, or in the same sub-divided town house. The significant interval in time between the two applications of 13 years is clearly a material consideration as well as the fact that the original permission in 2003 was submitted by a different applicant. This succession of separate works is indicative of changing circumstances rather than a ‘banked’ permission followed by a further application. This application also relates to a separate dwelling rather than an amalgamation of units within one building. Whilst this is regrettable, the proposal would comply with policy H3 (Protecting existing homes) as it would not result in the net loss of two or more homes.

Design

2.5 The proposal would include the excavation of a basement underneath the footprint of the mews house. The basement would not manifest itself externally in terms of rooflights or lightwells. Consequently the impact of the basement structure would not be considered harmful to the character or appearance of the building or the conservation area. The proposal would include minor external works to the building including blocking up a doorway on the ground floor northern side elevation of the mews building and dropping of the cill of a window opening on the ground floor rear elevation to create a new door opening into the rear patio area. These works would be considered minor in nature and would not harm the character or appearance of the building or the conservation area. A condition would be attached to any permission requiring the submission of details of all new windows and doors and a sample of all facing materials.

Other alterations

2.6 There is currently a step up into the property from Albert Terrace Mews. It is proposed to remove the step access by lowering the internal floor level by 350mm. The internal works to this unlisted property do not require any form of permission. Consequently no objection would be raised to these internal works. The loss of the single step would not harm the character or appearance of the property or the surrounding conservation area and would be considered acceptable.

Basement impact

Basement development

2.7 The proposed ground floor would comprise an entrance hall, changing area (WC and shower room) and a pool. The proposed basement would comprise a pool plant room under the pool and a bike room and storage area. The pool would measure 35.3 sq. m and would be 1.3m in height. The pool plant room and store at basement level would measure 1.9m in height. The basement overall would be single storey in height measuring 4m (excavation) and 4.4m (underpinning depths). It would extend under the footprint of the existing mews house and would measure 86 sq. m in floor area.

2.8 Policy A5 Basements of the Camden Local Plan 2017 includes a number of criteria for proposed basement development within the Borough, including upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling. The following provides comments on compliance with policy A5, which states that the Council will only permit basement development where the proposal would not cause harm to:

- a) Neighbouring properties (complies – maximum of Burland Category 1 (Very Slight) and a Construction Management Plan would mitigate impacts during construction);
- b) the structural, ground, or water conditions of the area (complies – the revised BIA confirms there will be no impact on land stability or the wider hydrological environment);
- c) the character and amenity of the area (complies – the proposal would retain the hard landscaped courtyard to the rear of the dwelling, preserving the character and amenity of the area);
- d) the architectural character of the building (complies – the proposal would retain the hard landscaped courtyard preserving the character of the building); and
- e) the significance of heritage assets (complies – the basement has no impact on heritage assets, including the conservation area, within which the host building is located).

2.9 Policy A5 also states that the siting, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.

Basement development should:

- f) not comprise of more than one storey (**complies** – single storey);
- g) not be built under an existing basement (**complies** – there is no existing basement floor);
- h) not exceed 50% of each garden within the property (**complies** – under the footprint of the host building);
- i) be less than 1.5 times the footprint of the host building in area (**complies** – proposal would be 1 times the footprint of the host building as the proposed basement would be under the footprint of the host building);
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation (**complies** – the basement would remain under the footprint of the host building and would not extend into the garden);
- k) not extend into or underneath the garden further than 50% of the depth of the garden (**complies** – the basement would remain under the footprint of the host building and would not extend into the garden);
- l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building (**complies** – does not extend beyond the footprint of the host building) and
- m) avoid the loss of garden space or trees of townscape or amenity value (**complies** – no loss of garden space or loss of trees as the basement would be confined to the footprint of the host building).

2.10 The proposed basement would be single storey in depth and would not be constructed below an existing basement. It would have a small setback from all boundaries and would extend beneath the full footprint of the house. Although the setback in this case is small, the policy objective is to provide significant space free from basement development to enable water drainage and area for planting which the proposal would achieve.

2.11 The proposed basement excavation would have a total area of 353.7 sq. m which would not increase the footprint of the building as it would be under the footprint of the host building.

2.12 The excavation works to create a basement level would comply with indicators a) to m) of Policy A5, As such, the proposed extension of the basement within the footprint of the existing mews house is considered acceptable.

2.13 Overall, the basement excavation is considered acceptable in scale in relation to the host dwelling. By virtue of the form, scale, detailing and proportions, the proposals would be sympathetic to the host building. The proposals would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features.

Basement impact

2.14 The Basement Impact Assessment (BIA) submitted with the application has been independently assessed by a third party engineering firm (Campbell Reith), with subsequent information provided by the author of the BIA during the course of the application. The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development.

Basement construction

2.15 The basement would be formed using underpinning techniques to construct the perimeter retaining walls, and the Audit confirms that suitable permanent and temporary propping arrangements have been provided, as well as outline calculations for retaining walls, slabs and foundations, with the assumptions clearly stated.

Hydrology and flooding

2.16 The local residents indicate concerns relating to the water table, flooding and subsidence issues. The site is underlain by an unproductive stratum and whilst groundwater was encountered within the depth of the basement, measures to control this during the works are proposed (pumping from open sumps) and wider hydrogeological impacts are not anticipated. The Audit accepts that the effects on the hydrology are also accepted to be minimal.

2.17 Concerns have been raised regarding potential increased flooding to the surrounding area as a result of

the proposed works and refers to localised flooding from rainfall and run-off from Primrose Hill. The BIA audit confirms that the Camden SFRA map and Figure 15 of the Arup GSD indicates areas of medium to high surface water flood risk on Primrose Hill to the west. A low risk of flooding is indicated for areas to the south of the site, however, no risk of flooding is indicated for the property itself. Whilst Primrose Hill is indicated to be at risk from surface water flooding, the site itself is approximately 50m away and a risk of flooding is not indicated for the property itself. Additionally, any risk of flooding is mitigated by the fact that there is no change to the hardstanding areas hence volume of surface water will remain as existing. Therefore the Audit accepts that there is no risk of flooding.

Structural stability and slope stability

2.18 Concerns have been raised regarding structural movement and damage to neighbouring properties as a result of the basement works. During the course of the application the BIA has been revised to include no. 4 Albert Terrace Mews as well as no. 5 Albert Terrace Mews within the damage assessment. The Audit also previously queried the construction methodology as part of the ground movements and potential damage to the neighbouring properties. This has been revised from two lifts to a single lift underpinning that would result in less ground movements. The vertical and horizontal movements for no. 5 and no. 4 have been reduced and the revised BIA assessments predict movements in line with a maximum of Burland Category 1 (Very Slight) and 0 (negligible) damage for neighbouring properties, which the Audit accepts. It also accepts that there are no potential impacts on slope stability and wider hydrogeological impacts regarding the proposed development.

Cumulative impact

2.19 The cumulative impact of basement works on neighbouring properties including no. 6 Albert Terrace and other properties on Regent's Road and Albert Terrace Mews has been raised by local residents. The Audit accepts the conclusion that these impacts would not be significantly different from the ones calculated by each separate assessment

2.20 The Audit confirms that the BIA has met the requirements of policy A5 and CPG Basements for the identification of the potential impacts of the proposed basement construction and the proposed mitigation.

2.21 The appointment of a suitably qualified chartered engineer to oversee the permanent and temporary basement construction works will be secured by a pre-commencement condition to ensure that the basement works are undertaken in compliance with the approved design so that the appearance and structural stability of the neighbouring buildings and the character of the immediate area is safeguarded.

2.22 Concerns have been raised by local residents regarding the length of time that the construction works may take. An indicative works programme has been included in the construction management plan. This is considered acceptable at this stage of the proposal. A more detailed programme would be provided as part of a construction management plan that would be secured by s106 legal agreement.

Contaminated land

2.23 The site does not fall within a designated area of contaminated site potential. However interpretation of the historical review and environmental assessment detailed in the Geotechnical Assessment document that has been submitted as part of the BIA indicates a low risk of land contamination is likely at the site due to the site's historical land use, and surrounding land use activities. However, areas within the Camden contain soils and made ground containing elevated levels of lead, which could pose a risk to site workers. Furthermore, due to the age of the application building- circa 1850's, asbestos containing materials may be present on site, which could also pose a risk to site workers during the stages of excavation and construction. A condition would be attached requiring the submission of a written preliminary risk assessment and scheme of investigation.

Trees

2.24 No trees are proposed to be removed in order to facilitate development. The arboricultural report contains details of trial pits that were created in order to assess rooting activity. The results of the trial pit investigations are not considered to be a barrier to development, the two mature lime trees on site will not be adversely affected by the scheme provided that the trees protection measure proposed are installed and adhered to. A condition would be attached to any permission requiring tree protection measures to be installed in accordance

with the tree protection plan prepared by Martin Dobson Associates.

Amenity

2.25 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

Overlooking/privacy/daylight and sunlight/sense of enclosure

2.26 The proposed basement would not manifest itself externally and would not have an adverse impact in terms of loss of privacy, overlooking, loss of daylight or sunlight or sense of enclosure.

2.27 The external works including the blocking up of the ground floor door in the northern side elevation and dropping of the window cill on the rear elevation would not have an adverse impact on the amenity of the adjoining occupiers.

Noise

2.28 The proposal would include an area of plant (to incorporate 1 no, air handling unit (AHU) and 1 no. heat recovery unit (HRU). They would be installed within an existing single storey ground floor side extension to the north of the main mews house. The closest residential dwelling is no. 5 Albert Terrace Mews that adjoins the site to the south.

2.29 A noise impact assessment has been submitted in support of the application. It demonstrates that the proposed plant would operate 10dB below background noise. To provide a robust case, the report went a stage further to demonstrate that the internal sound level in a habitable room of the mews building, allowing for a window to be partially open would be 13dBA = (28-15). This level of sound is significantly lower than the BS8233: 2014 guideline value of 30dBA to prevent sleep disturbance at night.

2.30 The Environmental Health officer has reviewed the document and is satisfied that the plant would operate within the Council's minimum noise standards. A condition would be attached to ensure that this is achieved and that the mitigation measures as recommended in the noise impact assessment are implemented. The proposal is considered acceptable in terms of environmental noise.

2.31 Subject to the securing of a CMP as outlined in the section below, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring occupiers. The development is therefore considered to be in accordance with planning policies A1 and A4.

Transport

Cycle parking

2.32 The proposal would require 2 cycle parking spaces that should be accommodated at ground floor level. Following discussions with the applicant, the plans have been revised to remove the cycle parking area for 15 bikes at basement level. Two cycle parking spaces would be incorporated in the entrance hallway at ground floor level. This would be considered acceptable within an existing residential property.

Car-free development

2.33 Although the current owners do not live at the property they would be returning once the works are completed to both properties. Therefore, the proposal would not result in any increased pressure to on-street parking, and in accordance with Policy T2 it is considered that a car-free development would not be required in this instance.

Construction management plan (CMP)

2.34 The Council's Transport officer has assessed the proposal and confirmed that due to the sensitive nature of the site and amount of excavation required for the basement, a Construction Management Plan (CMP) would be required for the proposed development. The Council's primary concern would be with public safety but the Council would also minimise the impact of construction traffic on traffic congestion in the local area. The CMP would also be used to mitigate any detrimental impacts to amenity or the safe and efficient operation of the

highways network in the local area. Regent's Park Road is not restricted in width and there is some on-site capacity in the rear garden between the application site and no. 6 Albert Terrace which is also within the ownership of the applicant that can help to accommodate the build. Therefore, officers are confident that a CMP can reasonably mitigate these impacts.

2.35 Local residents have raised considerable concerns about the basement and construction works and how this would be carried out. The applicant has agreed to a clause within the CMP to establish a construction working group with the local residents who are particularly affected by the proposal as well as local ward councillors in order to address local concerns about the construction works prior to commencement on-site. This would be secured by s106 agreement.

2.36 Furthermore, there are also other legislative controls, such as environmental protection, that would also help to mitigate impacts such as noise, vibration and pollution. The CMP would need to be approved by the Council prior to works commencing on site and would be secured through a Section 106 Legal Agreement. The Section 106 Legal Agreement would also secure a CMP Implementation Support Contribution of £3,136.

2.37 In line with Policy A1 of the adopted Local Plan, as the proposed development involves excavation adjacent to the public highway at Regent's Park Road, a highways structural Approval in Principle (AIP) report would be required to be submitted to the Council's bridges and structures team. This is a requirement of British Standard BD2/12. The AIP report would need to include structural details and calculations to demonstrate that the proposed development would not affect the stability of the footways adjacent to the site throughout excavation, construction and post-construction. The AIP would also need to include an explanation of any mitigation measures which might be required. The AIP reports and associated assessment fee of £3,600 would be required to be secured by Section 106 agreement.

3.0 Planning obligations

3.1 The following contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

Heads of terms	Amount
Construction management plan and associated monitoring fee	£3,136
Construction management plan working group with local residents	
Approval in principle and associated monitoring fee	£3,600

4.0 Recommendations

4.1 Grant conditional planning permission subject to s106 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 18th February 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

-
4 Primrose Hill Studios
Fitzroy Road
NW1 8TR

Application Ref: **2018/3222/P**

14 February 2019

Dear Sir/Madam

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:

**6 Albert Terrace Mews
London
NW1 7TA**

Proposal:

Excavation of a basement; the installation of air handling units at ground floor level; the blocking up of a side door; the lowering of a rear window cill to create a doorway; lowering the ground floor to provide level access; and conversion of the property to ancillary guest accommodation to 6 Albert Terrace.

Drawing Nos: 181(M).1250.L; 181(M).50.E2 rev A; 181(M).50.E3; 181(M).50.E4; 181(M).50.E5; 181(M).50.E6; 181(M).50.E7 rev A; 181(M).50.E8; 181(M).50.E9; 181(M).50.E10; 181(B).50.P1 rev A; 181(B).50.P2 rev A; 181(B).50.P3; 181(B).50.P4; 181(B).50.P5; 181(B).50.P6; 181(B).50.P7; 181(B).50.P8; 181(B).50.P9 rev A; 181(B).50.P10 rev A; Structural Engineering Proposals and Basement Impact Assessment produced by Alan Baxter dated July 2018; Noise impact assessment produced by Clement Acoustics dated May 2018; Planning and Heritage Statement and design and access statement produced by Humphrey Kelsey dated June 2018; Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan produced by Dr Martin Dobson dated May 2018; Construction management plan produced by Blue Sky Building dated June 2018;

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

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

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

Condition(s) and Reason(s):

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

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

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

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

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

181(M).1250.L; 181(M).50.E2 rev A; 181(M).50.E3; 181(M).50.E4; 181(M).50.E5; 181(M).50.E6; 181(M).50.E7 rev A; 181(M).50.E8; 181(M).50.E9; 181(M).50.E10; 181(B).50.P1 rev A; 181(B).50.P2 rev A; 181(B).50.P3; 181(B).50.P4; 181(B).50.P5; 181(B).50.P6; 181(B).50.P7; 181(B).50.P8; 181(B).50.P9 rev A; 181(B).50.P10 rev A; Structural Engineering Proposals and Basement Impact Assessment produced by Alan Baxter dated July 2018; Noise impact assessment produced by Clement Acoustics dated May 2018; Planning and Heritage Statement and design and access statement produced by Humphrey Kelsey dated June 2018; Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan produced by Dr Martin Dobson dated May 2018; Construction management plan produced by Blue Sky Building dated June 2018.

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

- 4 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) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

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

- 5 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 policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Alan Baxter Ltd, as well as recommendations in the Basement Impact Assessment Audit report Rev F1 prepared by Campbell Reith, dated January 2018.

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, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated 24th May 2018 ref. J21 by Martin Dobson Associates. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 Camden Local Plan.

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

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

- 9 Before the use commences, the air-conditioning plant and associated sound attenuation measures shall be installed in accordance with the recommendations in the Noise Impact Assessment produced by Clement Acoustics dated May 2018. All such measures shall thereafter 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 policy A1, A4, and D1 of the London Borough of Camden Local Plan 2017.

- 10 No development shall commence until:
- (a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and
 - (b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been 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 age of the building and the site conditions in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 11 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 age of the building and the site conditions in accordance with policies D1 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts 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 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.
- 4 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 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.
- 6 With regard to condition 10 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at www.environment-agency.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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION