

# 22 Lancaster Grove (2018/4896/P)



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1. Existing property



2. Existing property



3. Illustrative image of approved scheme



4. Proposed amendments to front elevation





Proposed First Level: +21' 07.06" h  
 06.97

5. Rear elevation as approved



6. Rear elevation as revised

<b>Delegated Report</b> <b>(Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>01/04/2019</b>
	N/A	<b>Consultation Expiry Date:</b>	<b>10/03/2019</b>
<b>Officer</b>		<b>Application Number(s)</b>	
Gavin Sexton		2018/4896/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
22 Lancaster Grove London NW3 4PB		Refer to Decision notice	
<b>Proposal(s)</b>			
Variation of condition 2 (approved drawings) of planning permission 2015/6106/p (dated 29/03/2017) for replacement of demolition of the existing dwelling house and replacement with a two storey, 7 bed dwellinghouse with basement and attic; changes relate to detailed design and materials on all elevations including position and number of proposed chimneys; addition of side dormer to rear and side windows (west) at 1st floor; alterations to footprint of basement.			
<b>Recommendation(s):</b>	<b>Grant conditional planning permission subject to a Section 106 Legal Agreement</b>		
<b>Application Type:</b>	<b>Variation or Removal of Condition(s)</b>		
<b>Consultations</b>			
<b>Summary of consultation responses:</b>	A site notice was displayed from 8 <sup>th</sup> Feb to 4 <sup>th</sup> March 2019 and the application was advertised in the local paper on 14 <sup>th</sup> February (expiring 10 <sup>th</sup> March).  No responses were received		
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>Belsize Conservation Area Advisory Committee</p> <p><i>This application relates to an earlier application 2015/6106/P which has been granted planning permission, dated 29/03/2017.</i></p> <p><i>We objected before as this building is too large for its site, and the footprint of the basement level takes up even more of the garden, leaving barely enough space for the existing trees within the site's perimeter. However, it was given planning permission anyway, (in our view unmerited), and the current application's variations do not enable the building to relate any more successfully than before to the older buildings on the south side of Lancaster Grove, which were unpretentious, small scale and built in quite a plain Edwardian style compared to those facing them.</i></p> <p><i>We object to the proposed tweaks in style of the facades, larger dormer windows and extra chimneys, which do no more to contribute to the street scene than the earlier accepted design.</i></p> <p>Officer comment: please refer to section 3 of the report below.</p>		

## Site Description

The site is located on the southern side of Lancaster Grove. The southern side of Lancaster Grove is comprised of large detached dwellings, on large plots located closely together. The exception to this is 24 Lancaster which adjoins the subject site to the east which is comprised of a wedge shaped plot reflecting the curve in Lancaster Grove. The materials and detailing of the majority of the houses on the southern side of Lancaster Grove lend them to have an 'Arts and Crafts' style.

The site is currently occupied by a detached two storey plus attic post-war dwellinghouse. The building includes a projecting double garage at the front and west of the site. The site is in use as a single family dwelling. The property is set within generous grounds and benefits from a large rear garden. There is also provision within the front forecourt for parking for 5 cars. The site contains separate in and out vehicle access gates.

The existing dwelling was constructed in 1980 and is not listed or highlighted as making a positive contribution to the character and appearance of the conservation area. The building is a mock tudor half-timber house, and given the materials and detailing it is considered to be at odds with the predominant character and appearance of the area.

The site is located within the Belsize Park Conservation Area. The Conservation Area Statement describes the area as being of predominately late Victorian housing with some Edwardian pockets. The area is notable for the varied styles and elevation treatment of properties but with consistent materials of generally red brick and red clay tiled roofs.

## Relevant History

### Application site

**2015/6106/P** : Conditional planning permission **granted** subject to s106 legal agreement on 29<sup>th</sup> March 2017 for "*Demolition of the existing dwelling house and replacement with a two storey, 7 bed dwelling house with basement and attic.*"

2014/2037/P : Planning permission was **refused** (03/10/2014) for "Erection of a two-storey building plus basement following the demolition of existing building to provide four dwellinghouses (4 x 5-bed)". and **dismissed** at appeal 11/08/2015 (Ref APP/X5210/W/15/3004790). The substantive reasons for refusal were

- 1) *The proposed development by virtue of its bulk, mass and extent of site coverage would result in overdevelopment of the site to the detriment of the character and appearance of the conservation area contrary to policy CS14 of the London Borough of Camden Core Strategy and the London Borough of Camden Development Policies DP24 and DP25.*
  
- 2) *The proposed development by virtue of its bulk, mass and proximity to neighbouring properties would have an unacceptable impact on residential amenity by virtue of a combination of reduction of light, outlook and a heightened sense of enclosure contrary to policy CS5 of the London Borough of Camden Core Strategy and the London Borough of Camden Development Policies DP26.*

## Relevant policies

**National Planning Policy Framework 2019**

**The London Plan March 2016**

**Camden Local Plan 2017**

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

**Camden Planning Guidance**

**Belsize Conservation Area Statement 2003**

## 1. PROPOSAL

- 1.1 The application seeks to vary the approved drawings for the consented dwelling as follows:
- Alter the appearance of the elevations and make minor changes to design details
  - Add a new dormer to side (east) elevation and windows to 1<sup>st</sup> floor side (west) elevation
  - Alter the basement footprint

## 2. ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:
- Design and Conservation (impact of the proposal on the special interest of the host Listed Building and the character and appearance of the surrounding conservation area);
  - Impact of basement amendments;
  - Amenity;

## 3. DESIGN AND CONSERVATION

- 3.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 3.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, requires special attention to be paid to the desirability of preserving the building's setting or any features of special architectural or historic interest. In considering developments affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

### **Elevation changes**

- 3.3 The proposals were revised during the assessment following officer concerns about the formality of the proposed architecture.
- A rendered colour elevation was provided to clarify the material changes
  - It was clarified that the garage door would be painted hardwood
  - The rear glass balustrade was replaced with painted metal
  - The rustication on the front entrance bay was removed
- 3.4 The existing building on the site is atypical of the immediate area in its use of materials, with rendered first storey and mock half-timbering. The approved scheme borrowed Arts and Crafts style detailing from neighbouring buildings and used a materials palette which was drawn from surrounding buildings along Lancaster Grove.

- 3.5 The proposed amendments simplify and refine the design approach. The materials palette of red stock brick and red/brown clay tiles remains consistent with the area and the approved scheme. However the stone quoins would be finished in red brick and the multi-paned windows would be replaced with simple 1-over-1 sashes. The stone window surrounds would be retained.
- 3.6 An additional chimney is proposed for the west elevation and both west chimneys would be slightly taller than the approved. The central chimney stack would be relocated towards the rear of the building. All three chimneys would be finished in more classical form with stone banding and would be consistent with the overall design approach to the revisions.
- 3.7 A single additional dormer would be added to the East elevation on the rear roof hip. Two additional windows would be added to the West side elevation at 1<sup>st</sup> floor. All the additional windows would provide secondary aspect to dual aspect rooms and in all cases the glazing would be obscure glazed and restricted in opening, consistent with the original scheme. A condition would be retained to ensure this is the case so that the additions have no impact on neighbouring privacy. The addition of the windows and dormer are minor changes to the approved scheme, are consistent with the overall design approach and are acceptable. All other dormer sizes and positions would be consistent with the approved scheme.
- 3.8 The rear glass sun (conservatory) would be made more solid and formal in appearance, with the parapet raised by c0.5m. The smaller rear ground floor bay would have added stone rustication and a metal balustrade to the balcony above. These changes are consistent with the more classical appearance of the revised elevations and are acceptable.
- 3.9 The front projecting porch was approved as clad in a mixture of stone and brick but with an elaborate stone canopy incorporating Corinthian columns. It is proposed to tone this down to Doric pilasters with a simplified cornice detail and the removal of the stone rustication. This would retain the more classical design approach of the revisions while ensuring that the appearance of the building is not overly grand or ostentatious.
- 3.10 Overall the design alterations would retain the approved building form, height and massing. The revisions would not result in an Edwardian property, as found on the other side of Lancaster Grove, but the design echoes the locally predominant use of brick, plain clay tiles and painted timber box sash windows. The revisions to the design approach would preserve the character and appearance of the host building as approved, and of the Belsize Conservation Area, consistent with policy D2.

### **Basement**

- 3.11 The proposals would reduce the basement footprint from an approved size of 630sqm to 613sqm and to make minor alterations to the shape of the footprint. The revised footprint would retreat from the side boundaries of the property, would project c1.5m further into the garden in two small areas of the basement and retreat from the garden by the same distance across an equivalent length. The majority of the proposed basement would sit below the approved dwelling and overall it would not significantly exceed 1.5 times the approved dwelling footprint. A Tree Report was submitted with the revisions which states that the amendments to the basement footprint would not have a significant impact on the retained trees. Overall the extent of basement space below garden (either hard- or soft-landscaped) would be reduced. The amended footprint would not have a detrimental impact on the ability of the rear garden to sustain trees.



- 3.12 Due to the reduction in size and the minor alterations to the footprint which move it further away from neighbouring buildings in places, it is considered that the proposals do not require further detailed assessment or justification in the form of a Basement Impact Assessment (BIA). In general the proposed basement would comply with the siting, location, scale and design requirements of policy A5 (parts a-e) and in any event the changes from the approved scheme are very minor and the extant permission is a significant material consideration in assessing the acceptability of the proposals.
- 3.13 The proposed alterations to the basement are not so significant that they would lead to harm to neighbouring properties, the structural, ground, or water conditions of the area that were not already addressed as part of the approved BIA. It is noted that the s106 legal agreement which forms part of the extant permission includes a requirement for a Detailed Basement Construction Plan to confirm the details of the final basement design. The proposals are acceptable in terms of policy A5.

#### **Amenity**

- 3.14 As discussed above the addition of the new side dormer and two windows to the 1st floor introduces the potential for overlooking of neighbouring habitable windows. The condition to ensure the new windows are obscure glazed would be retained, consistent with the original approval.

#### **S106 legal agreement**

- 3.15 The proposals would require a Deed of Variation to the s106 legal agreement to secure the amended drawings and supporting documents.

#### **Conclusion**

- 3.16 The proposed amendments would constitute minor amendments to the approved scheme and would not change the nature of the development in a significant or fundamental manner. The changes to the elevations would materially alter the appearance of the development, but in a manner which uses consistent materials to the approved scheme and the local context. The changes to the basement are minor. The revisions would not result in significant changes to other impacts of the development which have been previously assessed. The proposals are therefore acceptable in terms of policies D1, D2, A1, A2, A3, A5, T1, C6, CC1, CC2 and CC3 of the Local Plan 2017.

#### **Recommendation**

- 3.17 Grant conditional planning permission subject to deed of variation to the 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 15<sup>th</sup> of April 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

GMA Architecture Ltd  
UK House  
82 Heath Road  
Twickenham  
TW1 4BA

Application Ref: **2018/4896/P**

10 April 2019

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:

**22 Lancaster Grove  
London  
NW3 4PB**

**DECISION**  
Proposal: Variation of condition 2 (approved drawings) of planning permission 2015/6106/p (dated 29/03/2017) for replacement of demolition of the existing dwelling house and replacement with a two storey, 7 bed dwellinghouse with basement and attic; changes relate to detailed design and materials on all elevations including position and number of proposed chimneys; addition of side dormer to rear and side windows (west) at 1st floor; alterations to footprint of basement.

Drawing Nos: Noise Impact Assessment prepared by Syntegra Consulting dated 27 February 2014. Daylight, Sunlight and Shadow report prepared by point surveyors dated February 2015; Basement Impact Assessment including flood risk assessment prepared by Chelmer Site Investigations dated October 2015; Independent assessment of documentation submitted for Basement assessment prepared by Geotechnical Consulting Group dated August;

Existing drawings: 2014.22LG-P8-A-(00)-00; 22LG-P8-(15)-001; 22LG-P8-(00)-10; 22LG-P8-(00)-11; 22LG-P8-(00)-001; 22LG-P8-(00)-002;

Proposed drawings (prefix 228-17-): PL01 (lower ground floor), PL02 (ground floor), PL03 (1st floor), PL04 (2nd floor), PL11 (roof plan); PL07-revB (front elevation), PL08-revA (east elevation), PL09-revA (rear elevation), PL10-revA (west elevation); PL14-revA (material sample); 22LG-P8-(11)-010 Rev D (section AA).

Tree protection plan JKK8117\_Figure 03.01 rev C; Tree retention and removals plan JKK8117\_Figure 02.01 rev C; Arboricultural Impact Assessment/method statement by rpsgroup, ref JMK8117 dated 31st January 2019.

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 three years from the date of the original permission (29th March 2017).

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

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

Noise Impact Assessment prepared by Syntegra Consulting dated 27 February 2014. Daylight, Sunlight and Shadow report prepared by point surveyors dated February 2015; Basement Impact Assessment including flood risk assessment prepared by Chelmer Site Investigations dated October 2015; Independent assessment of documentation submitted for Basement assessment prepared by Geotechnical Consulting Group dated August;

Existing drawings: 2014.22LG-P8-A-(00)-00; 22LG-P8-(15)-001; 22LG-P8-(00)-10; 22LG-P8-(00)-11; 22LG-P8-(00)-001; 22LG-P8-(00)-002;

Proposed drawings (prefix 228-17-): PL01 (lower ground floor), PL02 (ground floor), PL03 (1st floor), PL04 (2nd floor), PL11 (roof plan); PL07-revB (front elevation), PL08-revA (east elevation), PL09-revA (rear elevation), PL10-revA (west elevation); PL14-revA (material sample); 22LG-P8-(11)-010 Rev D (section AA).

Tree protection plan JKK8117\_Figure 03.01 rev C; Tree retention and removals plan JKK8117\_Figure 02.01 rev C; Arboricultural Impact Assessment/method statement by rpsgroup, ref JMK8117 dated 31st January 2019.

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

- 3 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 and A5 of the London Borough of Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of all new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Samples and manufacturer's details of new facing materials including brickwork and windows and door units shall be submitted to and approved by the local planning authority prior to commencement of the development and implemented in accordance with any such approval.

d) The sample panel of brickwork shall be no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority.

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

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.

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

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

- 6 Prior to construction of the development above ground level, details of secure and covered cycle storage area for four cycles shall be submitted to and approved in writing by the local planning authority.

The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first occupation the windows located on the east and west flank wall elevations at first floor and roof level as shown on approved plans shall be obscurely glazed and fixed shut up to 1.7m above finished floor level and permanently retained as such.

Reason: To ensure no unreasonable overlooking of adjacent properties in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to construction of the development above ground level, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing.

Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, and D1 of the Camden Local Plan 2017.

- 10 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the recommendations of the Arboricultural Impact assessment/Method Statement and drawing JKK8117\_ Figure 03.01 rev.C, as approved.

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.



The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 11 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2) in relation to accessible dwellings and shall be maintained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

- 12 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 additional litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

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

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 14 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan June 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 4 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 5 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 6 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.
- 7 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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