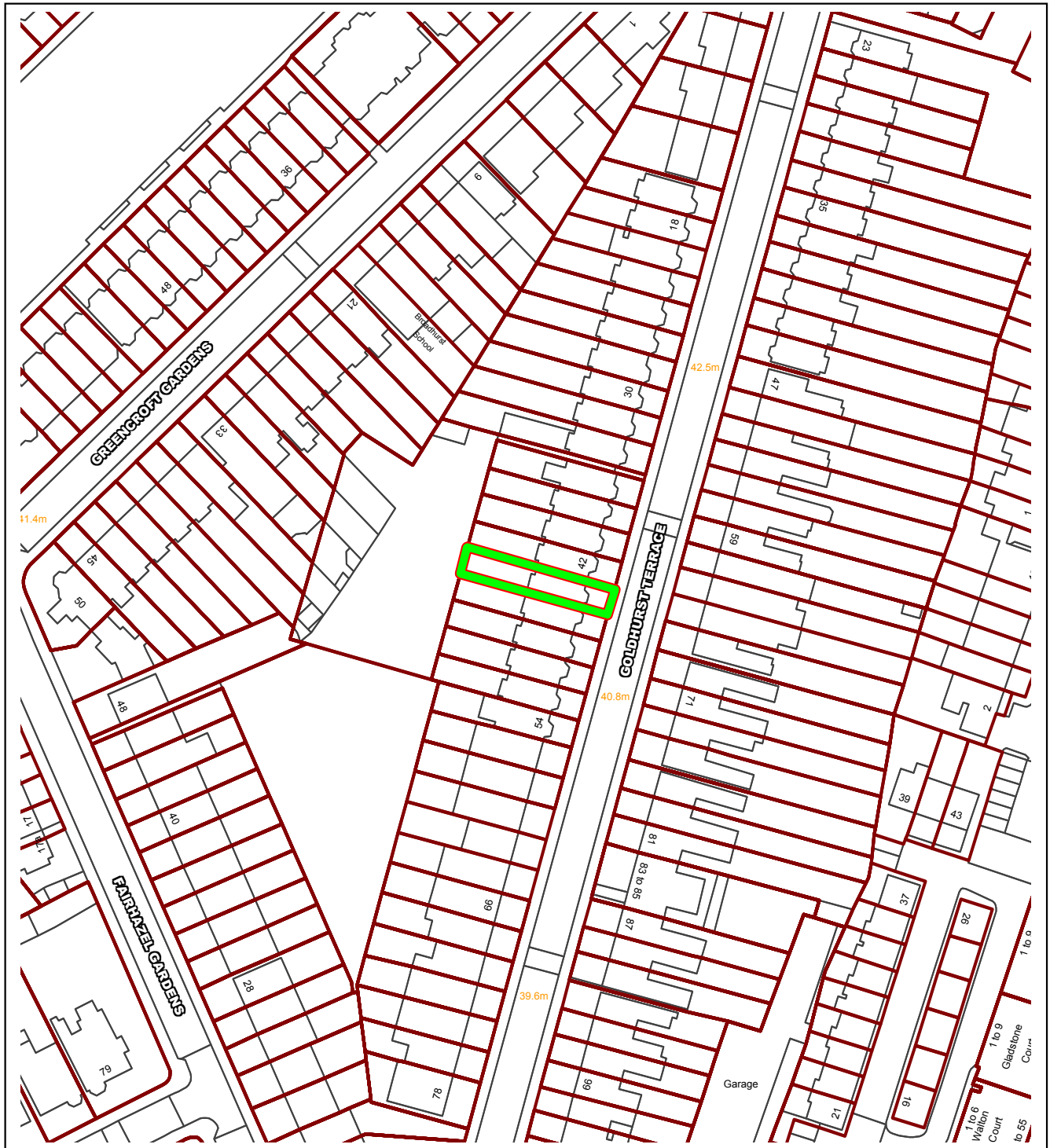


Flat 1, 44 Goldhurst Terrace NW6. Ref.
2017/6906/P



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1 (above): View to the rear of the application site.



2 (above): View towards the neighbouring building at no. 42.



3 (above): View to the front bay window of the application site.



4 (above): View towards the application flat entrance.

Delegated Report		Analysis sheet	Expiry Date:	14/02/2018
(Members Briefing)		N/A	Consultation Expiry Date:	15/03/2018
Officer			Application Number(s)	
Nora-Andreea Constantinescu			2017/6906/P	
Application Address			Drawing Numbers	
Flat 1, 44 Goldhurst Terrace London NW6 3HT			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Basement excavation including front and rear lightwells and single storey rear extension, to flat (Class C3).				
Recommendation(s):		Grant Conditional Permission Subject to a Section 106 Legal Agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notice	21/02/18-14/03/18 22/02/18-15/03/18	No. of responses	13	No. of objections	13
Summary of consultation responses:	<p>Occupiers at nos. 42a, 42c, Flat 2 44, 46a, 50, 52, 54 on Goldhurst Terrace, as well as nos. 15 Fairfax Place have objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none">1. Disturbance from all other basement excavations (nos. 58, 60, 66, 61, 63, 65, 67)2. Noise, dust and air pollution and vermin due to construction works harm the amenity of neighbours including elderly, families with very young children, or with mental illness3. Subsidence in the past4. Further stress on parking provision on the street5. No restrictions on deliveries for lorries and drivers arriving before 8am6. The flat is already a basement flat7. The combination of ground floor extension and basement results in overdevelopment8. Full structural survey and structural details should be required before planning permission could be permitted9. No tree protection measures provided10. Ecology assessment to demonstrate no impact upon any protected species11. Method statement should be required12. Previous basements granted to single family dwellings, not houses in multiple occupancy as no. 44.13. Applicant failed to notify the other occupants of the proposed scheme, 21 days before submission14. The proposed rear lightwell far too large to admit light. <p><u>Officer response:</u></p> <ol style="list-style-type: none">1. <i>It is acknowledged that basement construction works can cause nuisance to the amenity of the neighbouring occupiers. The proposal would be subject to a Construction Management Plan (CMP), secured via a s106, which would manage the disturbance caused by works. The CMP would need to consider cumulative impacts of construction works in the area. See paras 4.2 - 4.4, 6.2.</i>2. <i>As part of the CMP, details of mitigation measures in relation to noise, vibration, dust and air pollution would be secured. See para 6.2.</i>3. <i>The Basement Impact Assessment (BIA) and basement audit have considered previous subsidence at the host and neighbouring properties as discussed in section 4 of the BIA audit. See paras. 4.2 –</i>					

4.4.

4. *In terms of construction, the CMP will ensure an appropriate number, routes, parking locations and time for construction vehicles. The proposal is not increasing the number of units or bedrooms so would not lead to a significant increase in parking stress.*
5. *The timing of lorry deliveries would be secured by a CMP. Furthermore, construction impacts would be subject to control under the Control of Pollution Act 1974. See para 6.2.*
6. *The existing flat is a lower ground floor flat. The proposed basement extension would be subterranean. See paras 4.5 and 4.6.*
7. *The proposed development is considered to have a modest scale and projection. The totality of the additions are in accordance with the Development Plan. See paras 4.5, 4.6, 5.2 – 5.6.*
8. *A BIA was provided and independently reviewed by Campbell Reith, who deemed the basement development to comply with the Development Plan and relevant guidance. The basement works would also be subject to Building Control. See paras. 4.1-4.4.*
9. *An arboricultural report was submitted as part of the application. The report was assessed by Campbell Reith and the Council's Tree and Landscape Officers. Both Campbell Reith and officers agreed with the methodology and outcome of the report, which confirmed that no trees would be harmed by the proposed development. A compliance condition would require tree protection measures to be in place prior works commencing. See paras 4.4 – 4.7.*
10. *It is acknowledged that the rear of the site holds some ecological value; however, the end of the application site rear garden lies at 14m distance from the rear wall of the excavation. The applicant has a statutory obligation to ensure any protected species are not harmed under the Wildlife and Countryside Act 1981. See paras 4.4 – 4.7.*
11. *The BIA includes a Method Statement and has been audited by Campbell Reith. See paras 4.4 – 4.7.*
12. *The basement has been assessed in accordance with the criteria within the Development Plan and planning guidance. The occupancy of the building is not relevant for the purposes of assessing the acceptability of the basement.*
13. *This is not a requirement of a planning application, rather notice must be served on all those with a freehold or long-term leasehold interest on the 21 days before the date of the application. The application correctly served Certificate of Ownership – Certificate B. During the life of the planning application, the applicant has notified all neighbours within the building in addition to the Council's own statutory consultation procedures.*
14. *The proposed rear lightwell is considered to have a modest*

	<i>projection. See paras. 4.1 – 4.7</i>
South Hampstead CAAC	No responses received.

Site Description

The application site occupies the ground floor of a mid-terraced four storey building, located on the western side of Goudhurst Terrace. The site lies within South Hampstead Conservation area, and the building together with the row it is part of are considered to make a positive contribution to the conservation area.

The building has been previously subdivided into flats and the neighbouring area is mainly residential.

Relevant History

Application site:

2014/7221/P - Erection of single storey extension at rear lower ground floor level. – **Granted 02/02/2015**

2017/6331/P - Erection of single storey extension at rear lower ground floor level (resubmission of application 2014/7221/P dated 02/02/2015). – **Granted 22/12/2017**

Relevant planning records in vicinity:

2016/4083/P - 63 Goldhurst Terrace - Excavation of basement with front and rear lightwells. – Granted (Members Briefing) **23/01/2017**

2014/6247/P - 65 Goldhurst Terrace - Excavation to enlarge existing basement including enlarged front lightwell and relocated access stairs, and new rear lightwell. – **Granted subject to s106 legal agreement 02/10/2015**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Camden Local Plan (2017)

Policy G1 Delivery and location of growth

Policy DM1 Delivery and monitoring

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A5 Basement

Policy A4 Noise and Vibration

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy CC2 Adapting to climate change

Policy CC3 Water and flooding

Camden Planning Guidance

Design CPG 2019
Amenity CPG 2018
Basements CPG 2018
Altering and extending your home CPG 2019
Water and flooding CPG 2019
Transport CPG 2019

South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

Assessment

1. Proposal

- 1.1 Planning permission is sought for a basement excavation underneath the host building with front and rear lightwell and a single storey rear extension.
- 1.2 The host building has an internal floor area (GIA) of 65.23sqm. The proposed basement excavation would have a floor area (GIA) of 74.33sqm and an internal height of 2.6m. The proposed rear lightwell dimensions are (GIA): length of 1.7m and 4.3m in width. The proposed front lightwell measures (GIA): length of 1.83m (max) and 0.72m (min), 3.34m in width. The total of the proposed area of excavation is 84.73sqm.
- 1.3 The host building has a staggered rear elevation comprising a two storey rear bay window. The proposed rear extension would be slightly staggered and extend 2m from the rear of the bay window, resulting in a 3.3m projection from the main rear wall of the building towards the boundary with no. 46 Goldhurst Terrace, and 2.6m in depth along the boundary with no. 46, with an overall height of 3m. The treatment of the extension's rear elevation would be part glazing and part brick when extending in front of the bay window.

2. Revisions

- 2.1 The following revisions took place during the life of the current application:
- Basement level:
 - Set in along the boundaries with neighbouring properties: from no. 46 by 0.67m to front lightwell and by 0.47m to rear lightwell; and set in by 0.3m from no. 42.
 - Front wall to follow the shape and dimensions of the bay window above.
 - Installation of circular staircase for fire escape to the rear lightwell and glass balustrade

3. Considerations

- 3.1 The main issues to be considered are:
- Basement Impact Assessment
 - Design and Heritage
 - Impact on the amenity of adjoining occupiers

- Transport and planning obligations

Assessment

4. Basement Impact Assessment

- 4.1 Policy A5 stipulates that basement excavations should not cause harm to the neighbouring properties, the structural, ground or water conditions and the architectural character and amenity of the area. In order to demonstrate compliance with the requirements of policy A5 and Camden Planning Guidance (CPG) Basements, a Basement Impact assessment (BIA) has been submitted and assessed by third party auditors Campbell Reith. Additional information to support the proposed excavation has been requested by auditors in relation to the outline construction programme, ground movement assessment (GMA), drainage details and non-technical summaries of the BIA.
- 4.2 The construction details for the excavation suggest this would take up to 12 months for the works to be finalised, details of which would be secured via a CMP. The revised GMA submission included details of the immediate settlement of the underpinning bays and calculated for different values for construction related settlement effects. The GMA results indicate damage to the host building and neighbouring properties to be within Category 1 (very slight) of Burland Scale which is acceptable. It is noted that the ground movements due to underpinning largely depend on the quality of the workmanship and Campbell Reith recommend careful selection of the contractor. The excavation would be subject to confirmation secured via condition of a suitably qualified engineer with membership of the appropriate bodies to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration.
- 4.3 In relation to drainage details, a revised Flood Risk Assessment (FRA) was provided which clarifies that Goldhurst Terrace experienced flooding in 1975 and 2002, which is in line with Council's records. The proposal would increase the proportion of hardstanding by 3.36sqm (13.5% of the total basement area), which is considered to be a negligible impact to the hydrological environment. The FRA proposes appropriate flood risk mitigation which would be adopted, such as fitting non-return valves and a rainwater drainage system and waterproofing throughout. Additional details in relation to internal water efficiency and water recycling, as well as measures to ensure the development has been designed to cope with potential flooding, would be secured via a pre-commencement condition.
- 4.4 In relation to trees, an Arboricultural report was provided and assessed by Campbell Reith and the Council's Tree and Landscaping officers. The report shows that the main trees of significant value are located at the rear of the site at a distance of over 11m from the rear wall of the basement, which is beyond the zone of influence of the basement excavation. In the front courtyard there is a group of small shrubs which would not be affected by the proposal, except for some pruning. Protection measures in line with B5837:2012 would be installed on site and secured by a compliance condition. As such, the final audit confirms that the proposed basement excavation would comply with the requirement of policy A5 and CPG Basements.

Basement extent

4.5 Policy A5 stresses that the siting, location, scale and design of basements must have minimal impact on and be subordinate to the host building, by meeting the following limitations:

- a) Not comprise more than one storey; **complies** - single storey basement.
- b) Not be built under an existing basement; **complies** – discussed below.
- c) Not exceed 50% of each garden within the property; **complies** - proposed basement extends mainly underneath the host building – front garden has 30sqm, subject to the proposed lightwell the resulting front garden would be 26.8sqm, retaining 89% of the garden; rear garden has a floor area of 117sqm and the resulting rear garden would be 95sqm, retaining 81% in garden area.
- d) Be less than 1.5 times the footprint of the host building in area; **complies** - proposed basement would be 0.77 times the footprint of the building.
- e) Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; **complies** – length of front garden 6.7m, length of front lightwell 1.83m, which is 27%; length of rear garden 19.4m, length of rear extension and excavation 4.88m, which is 25%.
- f) Not extend into or underneath the garden further than 50% of the depth of the garden; **complies** - front garden has 30sqm, subject to the proposed lightwell the resulting front garden would be 26.8sqm, which is 1.2%; rear garden has a floor area of 117sqm and the resulting rear garden would be 95sqm, which is 1.23%.
- g) Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; **complies** – the revised basement is set in from no. 46 by 0.67m to front lightwell and by 0.47m to rear lightwell; and set in by 0.3m from no. 42.
- h) Avoid loss of garden space or trees of townscape or amenity value; **complies** – as discussed at para 1.3 above, no impact would be caused to the existing trees of amenity value.

4.6 The existing flat at lower ground floor level is accessed from the street level, via 3 steps underneath the main staircase to the ground floor flat and the ones above. Given the design of the host building and main access levels, the flat is considered to be on the lower ground floor flat rather than a basement. As such, the proposed basement excavation would have 1 level and sit below the lower ground floor flat which complies with CPG Basements.

4.7 The proposed rooms in the basement are proposed to be ancillary to the main residential living space at lower ground floor level, for a home office, and play rooms. Due to the site being located in an area which experienced flooding in the past, in line with policy A5, the proposed new rooms in the basement would not be used as main habitable rooms (including bedroom, living room and kitchen). This use would be secured via condition.

4.8 In light of the above, the proposed basement excavation, front and rear lightwells, would be proportionate to the building being extended and result in a minimal impact to the host building and the neighbouring ones, in line with policy A5 and CPG Basements.

5. Design and Heritage

- 5.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.
- 5.2 With reference to the rear extensions, CPG Altering and extension your home states that they should be designed to be secondary to the building being extended, in terms of location, form, scale and proportions, dimensions and detailing; they should respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve the historic pattern and established townscape of the surrounding area, including ratio of built to unbuilt space; not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing and sense of enclosure; allow for the retention of a reasonable sized garden. In addition, it highlights that the width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.
- 5.3 Previous permissions have been granted for similar rear extensions under applications ref. no. 2014/7221/P and 2017/6331/P. Therefore, the proposed rear extension has been assessed and deemed acceptable by the Local Planning Authority, with the latter permission being extant (expiring on 22/12/2020).
- 5.4 The proposed rear extension would be designed to respond to the existing character along the terraced row of two storey rear bay windows by retaining a more solid appearance, in contrast with the glazed infill element. The extension would have a staggered rear elevation and be set in from the boundary with no. 46. Due to its modest projection, it would appear to respect the form and rhythm of the host rear elevation and the ones in vicinity.
- 5.5 As such, the proposed rear extension due to its modest projection would preserve the character and appearance of the host building rear elevation as well as the wider terrace row it forms part of. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. It is considered that the proposal would preserve the character and appearance of the conservation area.

Basement excavation

- 5.6 The external manifestations of the basement, in relation to the rear lightwell, has been designed to minimise the impact on the host building and surrounding area. The proposed rear lightwell would have walk-on glass and a grill to the rear of the garden with an internal staircase as fire exit, openable up and over a glass hatch. Due to its design and materials, the proposed rear lightwell would be considered to preserve the appearance of the host building, the surrounding area and conservation area.
- 5.7 In relation to the front lightwell, this was designed to follow the design of the bay window above and would be covered with a metal grille flush with the pavement level, which would limit its visibility from the streetscene. Numerous other properties along the street have been extended with front lightwells, such as nos. 63, 65, 251 and therefore they form part of the existing character. The proposed lightwell, due to its design and modest extension would be a discreet addition, sitting behind the existing front landscaping which would be retained. Overall the proposed lightwell would preserve the architectural character of the

host building, streetscene and conservation area.

6. Amenity

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

Basement excavation

6.2 It is noted that numerous neighbours have raised concerns in relation to the nuisance caused by the construction works as part of basement excavations, due to numerous such developments taking place along the street in the recent past. The resulting noise, dust and air pollution from construction works would be managed by a Construction Management Plan (CMP) secured via s106 legal agreement. As a legal live document the agreement would ensure that the construction works would take into account any other construction near to the application site, and ensure smooth management of the construction traffic and parking. As such the CMP would ensure that the construction of the proposed scheme would minimise the harmful impacts of construction on the building and on local amenities. In line with CPG Basements the applicant should engage with the neighbouring occupiers for a construction working group to ensure that their needs have been addressed during the construction process.

6.3 The CMP would be subject to a monitoring fee of £3,136 for the Council to review and monitor the CMP and the construction of the development.

6.4 The impact of the proposed rear extension on the neighbouring amenity has been assessed and deemed acceptable under both planning applications granted ref no. 2014/7221/P and 2017/6331/P. Given the proposed extension would have the a limited projection and height, it is considered that no significant harm would be caused to the amenity of the neighbouring occupiers in terms of loss of light, outlook or loss of privacy.

7. Transport and planning obligations

7.1 The Council's Transport Officers have been consulted in relation to the proposed basement excavation and consider that due the proposed basement excavation, existing parking restrictions along the street and neighbours' concerns that a Construction management plan (CMP) and monitoring fee of £3,136 would be secured via 106 legal agreement. This is covered in paragraphs 6.2-6.3 above.

7.2 In relation to car free development, as the proposed represents and extension to the existing flat and no new units are created, the development would not be required to be car-free.

8. Recommendation

8.1 Grant conditional planning permission subject to s106 legal agreement with the following heads of terms:

- CMP and monitoring fee of £3,136

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd 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 and search for 'Members Briefing'.

Kokorelia Architects Ltd
20 Rosebery Gardens
London
N8 8SH

Application Ref: **2017/6906/P**

17 April 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:

Flat 1

44 Goldhurst Terrace

London

NW6 3HT

Proposal:

Basement excavation including front and rear lightwells and single storey rear extension, to flat (Class C3).

Drawing Nos: Site location plan; AP00 00; AP100 R1; AP110 00; AP111 00; AP112 00; AP113 00; AP120 R01; AP200 R01; AP201 R01; AP202 R01; AP210 R01; AP211 R01; AP220 R01; AP212 00; AP213 01; Basement Impact Assessment (BIA) issue 02 Part 1, Part 2 dated May 2018; BIA Appendix A to F and G1 to G6 dated November 2017; BIA Appendix H Arboricultural Survey dated May 2017; Design and Access Statement dated November 2017; Floor Risk Assessment CA4735.02 dated April 2018 and revision CA4735.01 Rev D dated March 2019; Preliminary Calculations dated October 2018; Basement Impact Assessment (BIA) Issue 03 Part 1 dated October 201; Change in Impermeable Area; Programme of works; Ground Investigation Report dated October 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 London Borough of Camden Local Plan 2017.

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

Site location plan; AP00 00; AP100 R1; AP110 00; AP111 00; AP112 00; AP113 00; AP120 R01; AP200 R01; AP201 R01; AP202 R01; AP210 R01; AP211 R01; AP220 R01; AP212 00; AP213 01; Basement Impact Assessment (BIA) issue 02 Part 1, Part 2 dated May 2018; BIA Appendix A to F and G1 to G6 dated November 2017; BIA Appendix H Arboricultural Survey dated May 2017; Design and Access Statement dated November 2017; Floor Risk Assessment CA4735.02 dated April 2018 and revision CA4735.01 Rev D dated March 2019; Preliminary Calculations dated October 2018; Basement Impact Assessment (BIA) Issue 03 Part 1 dated October 201; Change in Impermeable Area; Programme of works; Ground Investigation Report dated October 2018.

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

- 4 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(if in CA) and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement, full details in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a. the proposed internal water efficiency and/or water recycling equipment to ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure; and

b. the proposed internal measures to ensure the development has been designed to cope with potential flooding;

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 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 CC2 and CC3 of the London Borough of Camden Local Plan Policies

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Survey in Appendix H by Quaife Woodlands AR/3684/rg dated May 2017. All trees on the site, or parts of trees growing from adjoining sites, 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.

- 7 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Solid Geometry Structural Engineers, Solitechnics Environmental and Geotechnical Consultants, Quaife Woodlands, Cooper Associates as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated November 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 policy A5 of the Camden Local Plan 2017.

- 9 The proposed new rooms at basement level should not be used as main habitable rooms (including bedroom, living room and kitchen) and the use shall remain ancillary to the main residential living space above (at lower ground floor level).

Reason: To ensure no harm would be caused to the amenity of the occupants due to the risk of flooding at the development site in accordance with policies A1, A5, CC2 and CC3 of the London Borough of Camden Local Plan Policies.

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 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.

- 3 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.

- 4 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.
- 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 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.

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