

Application ref: 2018/1528/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 9 July 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Washington Young LLP  
Hamilton House  
Mabledon Place  
London  
WC1H 9BB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**138 - 140 Highgate Road**  
**London**  
**NW5 1PB**

Proposal:

Demolition of petrol station and MOT centre at 138-140 Highgate Road and erection of a three storey terrace building to provide 6 x 4 bedroomed dwelling houses with gardens at lower ground, ground and upper ground levels together with associated landscaping.  
Drawing Nos: Existing: 0067\_PL\_000; 001; 002; 003; 004; 005

Proposed: 0067\_PL\_006 rev C; 007 rev C; 008 rev C; 009 rev C; 10 rev C; 11 rev C; 12 rev C; 013 rev C; 015 rev C; 18; 19; 20; Planning Policy Statement produced by Washington Young LLP dated March 2018; Sustainability and Energy Strategy Report rev B produced by Turner Jomas and Associates dated January 2019; Energy Consumption Figures; Ground Investigation, Basement Impact Assessment and Ground Movement Assessment Report produced by Jomas Associates dated December 2018; Daylight, sunlight and overshadowing report produced by Turner Jomas and Associates dated 21st March 2018; Internal Daylight Assessment produced by Turner Jomas Associates dated November 2018; Design and Access Statement rev A; Landscape Study produced by DHaus Company dated October 2018; Flood Risk Assessment Report produced by Turner Jomas and Associates dated October 2018; Statement of Community Involvement prepared by Westbourne Communications dated March 2018; Financial Viability Review produced by Carter Jonas dated March 2018; Existing Use Value Appraisal produced by Daniel Watney LLP dated November 2018; Proposed Scheme Development Appraisal produced by Daniel Watney LLP dated

November 2018; Daylight, Sunlight and Overshadowing Report produced by Turner Jomas and Associates dated March 2018; Archaeological Desk-Based Assessment produced by Design Ventures dated March 2018; Transport Statement Volume (1-4) produced by Create Consulting Engineers Ltd dated March 2018; Noise Impact Assessment produced by Turner Jomas and Associates dated February 2018; Ecological Appraisal produced by LUC dated February 2018.

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

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

Existing: 0067\_PL\_000; 001; 002; 003; 004; 005

Proposed: 0067\_PL\_006 rev C; 007 rev C; 008 rev C; 009 rev C; 10 rev C; 11 rev C; 12 rev C; 013 rev C; 015 rev C; 18; 19; 20; Planning Policy Statement produced by Washington Young LLP dated March 2018; Sustainability and Energy Strategy Report rev B produced by Turner Jomas and Associates dated January 2019; Energy Consumption Figures; Ground Investigation, Basement Impact Assessment and Ground Movement Assessment Report produced by Jomas Associates dated December 2018; Daylight, sunlight and overshadowing report produced by Turner Jomas and Associates dated 21st March 2018; Internal Daylight Assessment produced by Turner Jomas Associates dated November 2018; Design and Access Statement rev A; Landscape Study produced by DHaus Company dated October 2018; Flood Risk Assessment Report produced by Turner Jomas and Associates dated October 2018; Statement of Community Involvement prepared by Westbourne Communications dated March 2018; Financial Viability Review produced by Carter Jonas dated March 2018; Existing Use Value Appraisal produced by Daniel Watney LLP dated November 2018; Proposed Scheme Development Appraisal produced by Daniel Watney LLP dated November 2018; Daylight, Sunlight and Overshadowing Report produced by Turner Jomas and Associates dated March 2018; Archaeological Desk-Based Assessment produced by Design Ventures dated March 2018; Transport Statement Volume (1-4) produced by Create Consulting Engineers Ltd dated March 2018; Noise Impact Assessment produced by Turner Jomas and Associates dated February 2018; Ecological Appraisal produced by LUC dated February 2018.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before

the relevant part of the work is begun:

- a) Typical details of new railings (including bin store area) at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
- b) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, of all new window and door openings. at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Samples and manufacturer's details of new facing materials retained on site during the course of the works. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.
- d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building
- e) Construction drawings showing the vaulted roof and junction with the rooflight, brick work and green roof

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 and D2 of the Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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

- 5 Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available for occupants of each dwellinghouse.

The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units in the relevant plot and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

- 6 No flat roofs within the development shall be used as terraces without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the future occupiers and adjoining

neighbours in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:
- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
  - b) details of proposals for the enhancement of biodiversity,
  - c) an open space management plan,
  - d) permeable surfaces for SuDS purposes
  - e) boundary treatment and materials of the private terrace area and the public open space area
  - f) details of replacement tree planting
  - g) details of any safety measures to secure the separation of the private amenity spaces from the public open space including any fencing, railings, planting

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 A1, A2, C5, C6, D1 and D2 of the London Borough of Camden Local Plan 2017.

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

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

- 9 Prior to the commencement of any works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Jomas Associates Ltd ref. Ref: P1323J303- Final v1.0 February 2018. 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.

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.

- 10 Prior to the occupation of the development, full details of overlooking mitigation measures for the windows on the upper ground floor level facing eastwards to reduce instances of overlooking and loss of privacy to neighbouring occupiers shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

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

- 11 Prior to the occupation of the development, full details of privacy screens between the upper ground floor balconies that face west and the fencing details of the lower ground floor gardens shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

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

- 12 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 G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 13 Prior to commencement, full details to demonstrate:
- 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 measures to ensure the development has been designed to minimise the risk of flooding and cope with potential flooding;

Should be submitted to the Local Planning Authority and approved in writing.

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

- 14 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day, allowing 5 litres/ person/ day for external water use. Prior to occupation of each dwellinghouse, evidence demonstrating that this has been achieved shall be submitted 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.

- 15 At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 16 Prior to the commencement of any site work, an asbestos risk assessment in accordance with Health and Safety Executive guidance shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 17 Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 18 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not

adversely affected by noise in accordance with Policy A1 and A4 of the Camden Local Plan 2017.

19 Prior to first occupation, the following bicycle parking shall be provided:

- secure and covered parking for 6 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017.

20 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.

21 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Jomas Associates Limited, as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 prepared by Campbell Reith, dated January 2019.

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.

22 Prior to commencement of development, full details of a lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority. The strategy should demonstrate how it will minimise impact on wildlife in line with best practice outline in the Institute of Lighting Professionals & Bat Conservation Trust Guidance Note 8/18 Bats & Artificial Lighting in the UK, and with the recommendations in 3.9 of the Ecological Appraisal.

Reason: To limit the impact of light pollution from artificial light on intrinsically dark landscapes, nature conservation and anti-social behaviour, in line with paragraph 125 of the National Planning Policy Framework (2012) and in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and policies C5 and CC2 of the Camden Local Plan 2017.

23 Details of bird and bat nesting features (boxes or bricks) shall be submitted to and approved in writing by the Local Planning Authority prior to works

commencing on site. Features should be integrated into the fabric of the building, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policy A3 of the Camden Local Plan 2017.

- 24 Prior to commencement of works buildings shall be inspected to confirm if any active birds nests are present and any areas not in use by birds should be blocked or covered with netting to prevent birds returning to use them. Wherever possible, works shall be undertaken between September and February inclusive to avoid the main bird breeding season. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the works shall not commence until the fledglings have left the nest.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

- 25 No development shall take place until full details of landscaping for biodiversity have been submitted to and approved in writing by the local planning authority. Such details shall include planting and habitat features for biodiversity, and a maintenance plan, to enhance the strategic wildlife corridor associated with the railway to the south of the site, and the corridor of mature trees and green spaces along Highgate Road. Guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. 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, and helps to enhance missing links in the strategic wildlife corridor, in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

- 26 Prior to commencement of development other than site clearance & preparation, a feasibility assessment for a hybrid blue-green roof should be submitted to the local planning authority and approved in writing. If a blue-green roof or green roof are considered feasible, details should be submitted to the local authority and approved in writing. The details shall include the following:
- A. detailed maintenance plan
  - B. details of its construction and the materials used
  - C. a section at a scale of 1:20 showing substrate depth averaging 130mm with



added peaks and troughs to provide variations between 80mm and 150mm and

D. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 27 If more than 1 year passes between the most recent bat survey and the commencement of demolition and/or tree works, an updated bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

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

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 29 A dust and emissions construction impacts risk assessment for the development should be undertaken by a qualified professional, in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance.

a. Said construction impacts risk assessment should be submitted for approval by the Council at least 3 months prior to commencement, so as to permit the timely discharge of parts b) and c) if they apply;

b. If air quality monitoring is required to be implemented on site, no development shall take place until full details of the monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

c. prior to commencement, evidence should be submitted demonstrating that any required air quality monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors shall be retained and

maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

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

Reason: To safeguard the underground sewerage utility infrastructure in accordance with Policy CC3 of the Camden Local Plan 2017

- 31 A) 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 designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate that greenfield run off rates (5l/s) will be achieved (unless otherwise agreed). The system shall include green and brown roofs and below ground attenuation, as stated in the approved drawings.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details shall be submitted to the local planning authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

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

- 32 Prior to occupation, evidence that the system has been implemented in accordance with the approved details required by condition 31 (SUDS) as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

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

- 33 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the

NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 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.

- 4 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will support the collation of ecological data to assist future decision making, and support the objectives of the Camden Biodiversity Action Plan 2013-18.

- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 6 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.
- 7 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 8 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.
- 9 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 10 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 11 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of

the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [www.riskmanagement@thameswater.co.uk](mailto:www.riskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

- 12 If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [www.thameswater.co.uk/buildingwater](http://www.thameswater.co.uk/buildingwater).
  
- 13 Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
  
- 14 Prior to the removal of the petrol filling storage tanks the applicant is advised to contact the Petroleum Team Leader at London Fire Brigade as their removal requires specialist London Fire Brigade advice. You should contact William Knatchbull, Specialist Team Leader, Hospitals, Sprinklers and Heritage, Petroleum Team Leader, London Fire Brigade, 169 Union Street London SE1 0LL ([William.knatchbull@london-fire.gov.uk](mailto:William.knatchbull@london-fire.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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer