

Address:	1-3 and 4, 6 and 8 Ferdinand Place London NW1 8EE		5
Application Number:	2016/2457/P	Officer: Rob Tulloch	
Ward:	Haverstock		
Date Received:	29/04/2016		
Proposal: Demolition of existing buildings and erection of two new four storey plus basement buildings to provide replacement funeral directory facility at ground and basement levels of 4-8 Ferdinand Place and provision of 19x residential units (6 x 1-bed, 8 x 2-bed and 5 x 3-bed units), split across both sites.			
Background Papers, Supporting Documents and Drawing Numbers: Site Location Plan PL001; PL003; PL004; PL010; PL011; PL025 Rev A; PL026 Rev B; PL099 Rev A; PL100 Rev C; PL101 Rev C; PL102 Rev C; PL103 Rev C; PL104 Rev C; PL200 Rev C; PL201 Rev C; PL311 Rev A; PL321 Rev A; PL322; BRE_112; BRE_113; BRE_114; BRE_115; BRE/54; BRE/55; Design and Access Statement by Clive Sall Architecture dated December 2016; Design Response by Clive Sall Architecture dated 28/07/2016; Energy Statement by Peter Deer and Associates dated April 2016; energy Addendum by Peter Deer dated 26/08/2016; Planning Statement by Savills dated April 2016; Noise Report by Emtec dated 11 th September 2015; Sustainability Statement by Greengage dated April 2016; BREEAM Pre-assessment by Greengage dated April 2016; Ecological Appraisal by Greengage dated April 2016; Drainage Strategy Report by Stilwell dated March 2016; Drainage Strategy Addendum by Stilwell dated August 2016; Drainage Strategy Addendum dated February 2017; Detailed Daylight & Sunlight Report by GVA dated April 2016; GVA Addendum dated 04/08/2016; Daylight Sunlight Data Analysis by GVA dated 23/11/16; Internal Daylight Sunlight Analysis by GVA dated 08/10/2015; Construction Management Plan April 2016; Basement Impact Assessment by LBH Wembley dated October 2015; Basement Impact Assessment by LBH Wembley dated August 2017; Land Contamination, Geotechnical and Ground Movement Assessment by LBH Wembley dated October 2015; Construction Method Statement Rev A by GLASS dated August 2017; Piling Information by Berryrange dated 16/02/2017; Arboricultural Impact Assessment by Landmark Trees dated 29/02/2016; Construction Method Statement by Glass Light and Special Structures Ltd dated August 2015; GLASS Response to Campbell Reith dated 14/09/2016; Transport Statement by TPA dated April 2016; Campbell Reith Audit F1 dated October 2017; Independent Review of Daylight and Sunlight Assessment by Delva Patman Redler dated 07/02/2018; Additional Letter from Delva Patman Redler dated 27/02/2018			
RECOMMENDATION SUMMARY: Grant Conditional Planning Permission Subject to Section 106 Legal Agreement			
Applicant:		Agent:	
Leverton and Sons Ltd		Savills 33 Margaret Street London W1G 0JD	

ANALYSIS INFORMATION

Land Use Details:

	Use Class	Use Description	Floorspace (GIA)
Existing	<i>Sui generis (funeral directors)</i> <i>C3 Residential</i>		872sqm 65sqm
Proposed	<i>Sui generis (funeral directors)</i> <i>C3 Residential</i>		945sqm 1,640sqm

Residential Use Details:

	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>	6	8	5						

Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	n/a
Proposed	0	n/a

OFFICERS' REPORT

Reason for Referral to Committee: The application is reported to the Planning Committee as it is a Major application which involves the creation of more than 10 residential units [Clause 3(i)]; and requires the making of a S106 obligation that secures more than £50,000 of financial contributions [Clause 3(iv)].

1. SITE

- 1.1 The site comprises two buildings on opposite sides of the street occupied by Leverton & Sons, a firm of funeral directors. Nos. 1-3 Ferdinand Place (Site B) is a two storey building providing administrative and operational support to the business, as well as a separate self-contained flat. Nos 4, 6 & 8 (Site A) is a single storey warehouse style building providing storage for coffins, a preparation area for the funeral directors services and garage space for the operation's vehicles.
- 1.2 Ferdinand Place is a quiet cul-de-sac off Ferdinand Street mainly comprising residential properties. No. 2 Ferdinand Place is a three storey block directly to the south of Site B. It was formerly in office use, but was converted to 8x flats approximately 10 years ago. To the west of Site B are two more recent four storey blocks of flats, nos. 10 and 12 Ferdinand Street, and to the north of Site B is Broomfield, a six storey Council housing block. To the north of Site A are two small three house terraces, nos. 1-3 and 4-6 Collard Place, and to the east is Harwood Street.
- 1.3 The site is not within a conservation area, but abuts Harwood Street conservation area to the west. The site is to the north of the Camden Town town centre and has excellent accessibility with a PTAL rating of 6a. The site is 400m from Chalk Farm underground station with various bus routes along Chalk Farm Road and Ferdinand Street.

2. THE PROPOSAL

- 2.1 The erection of a four storey building, plus basement, at 1-3 Ferdinand Place providing 11x flats (Site B) and the erection of a four storey, plus basement, building comprising a funeral directors at basement and ground floors and 8x flats above at 4-8 Ferdinand Place (Site A), following the demolition of the existing buildings.

Revisions

- 2.2 The fifth storey of 1-3 Ferdinand Place (Site B) has been removed and minor elevational changes have been made to improve the way the building addresses the street, which have resulted in the loss of one 3-bed unit and an additional 1-bed unit, so the resulting mix is 6x 1-bed units, 8x 2-bed units and 5x 3-bed units, and minor amendments to the amount of external amenity space. Minor elevational changes have been made to the top floor of 4-8 Ferdinand Place (Site A). There is

no change to the total number of units (19) or the amount of commercial floorspace proposed.

3. **RELEVANT HISTORY**

3.1 1-3 Ferdinand Place

H10/6/D/27886 The use of one room on the ground floor and one room on the first floor as offices. Granted 14/03/1979

H10/6/D/32105 The continued use for storage and embalming on part of the ground floor and residential on part of the first floor. Granted 26/06/1981

4, 6 and 8 Ferdinand Place

17792 The retention of a temporary building at 4, 6 and 8 Ferdinand Place, N.W.1 and continued use as a garage and for storage. Granted 07/02/1974

31622 The retention of a building at 4, 6 & 8 Ferdinand Place, NW1. and its continued use as a garage and for storage purposes. Granted 02/02/1981

10 Ferdinand Street

2006/4101/P Change of use from public house (Class A4) to create 3 x 2 bedroom flats and 1 x 3 bedroom flats (Class C3) together with an additional storey at third floor level, a 4-storey extension to the east elevation and insertion of new windows. Granted 02/11/2006

Garages adjacent to 10 Ferdinand Street

2014/0816/P Erection of four storey building to create 8x residential units (5x2 bed, 1x3bed, 2x1bed) following demolition of existing garages. Granted 07/08/2014

4. **CONSULTATIONS**

Statutory Consultees

4.1 n/a

Local Groups

4.2 Cllr Quadir objects to the proposal and shares residents' concerns that the development is too tall, large and would affect light to homes and gardens.

Cllr Kelly objects that the proposal would take light from the homes and gardens of local people, and that residents consider the development to be too large and too high for the area.

Adjoining Occupiers

	original	Revision 1
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<i>Number of letters sent</i>	141	16
<i>Total number of responses received</i>	12	8
<i>Number in support</i>	0	0
<i>Number of objections</i>	12	8

4.3 141 consultation letters were sent out on 03/06/2016. Objections were received from:

1, 2, 3, 4, 5, 6, 14 Collard Place

19, 35 Harmood Street

66 York Way

Phillips Planning Services Ltd (on behalf of 4 Collard Place)

Optic Realm (freeholders of 20x units at 2 Ferdinand Place, 10 Ferdinand Street & 12 Ferdinand Street)

Land use

- No justification for lack of affordable housing on site
- Planning statement refers to single house rather than 19x flats
- Type and scale of development inappropriate for the area

Design

- Too high
- Block B would be 5 storeys and therefore higher than all surrounding properties: except Broomfield. Should be no more than 4 stories (which would still impact on sunlight/daylight)
- Supporting documents show five storey building (Site B) as being the same height as 4 Ferdinand Place and 12 Ferdinand Street when it would actually be one storey higher
- Taller building will be an incongruous addition to the street scene and will sit awkwardly in relation to neighbouring buildings
- Blue/black brick façade out of keeping with the area

Amenity

- Loss of light to neighbouring properties in Collard Place
- Loss of light to neighbouring gardens in Collard Place
- Design means windows will be angled toward Collard Place
- Only 4 – 6 Collard Place were assessed for daylight/sunlight
- Overlooking to gardens and windows in 5 Collard Place
- Overlooking to rear of 12 Ferdinand Street
- Overshadowing, loss of outlook and sense of enclosure to 12 Ferdinand Street
- Flat roofs could be used as terraces
- Privacy screens could be removed from terraces
- Loss of outlook for Collard Place
- 4 Storey Building (Site A) and 5 storey building (Site B) will be overbearing
- Proximity, height and blank elevational treatment of Site A facing Collard Place will be oppressive and overbearing, and create a sense of enclosure
- Site B would be 5 storeys and only 12m away from Collard Place

- Collard Place enjoys good levels of daylight which would fall below the BRE recommendation of 27% (VSC)
- Loss of VSC between 20-40% to ground and 1st floors of 2 Ferdinand Place and based on assumed layouts when rooms are actually much deeper
- Significant daylight reduction to 10 Ferdinand Street and not all windows have been tested
- Poor ADF values for 12 Ferdinand Street, well below BRE guidelines
- 4 Storey Building (Site A) will affect sunlight to Collard Place particularly in winter (up to 80% loss)
- 1st floor balcony to Site A would be 11m away from rear elevation of 4-6 Collard Place leading to a loss of privacy, 2nd floor windows of Collard Place would overlook the balcony
- Windows on east elevation of Site B would overlook gardens of Collard Place
- High number of flats will generate high volume of refuse which will lead to noise pollution and attract dumping/fly tipping
- No details of vent to north east corner of Site A, potential for noise impact and air pollution
- Noise and pollution from construction
- Unclear whether there is asbestos on site
- Construction should be banned at weekends

Basement

- BIA unclear as to risk of surface water flooding

Other

- Plans inaccurate, difficult to assess space standards
- Inconsistencies in drawings

Revision

4.4 Following the revisions to the scheme 17 letters were sent out on 05/01/2017. Further objections were received from:

1, 2, 3, 4, 5, 6 Collard Place

Phillips Planning Services Ltd (on behalf of 4 Collard Place)

Optic Realm (freeholders of 20x units at 2 Ferdinand Place, 10 Ferdinand Street & 12 Ferdinand Street)

- Reduction in height of Site B would not affect the impact of Site A on the amenity of residents of Collard Place
- No change, there will still be unacceptable loss of sunlight/daylight
- Will still be overlooking and loss of privacy
- Minor improvements in sunlight/daylight would still result in VSC to Collard Place falling below 27%
- Loss of outlook and sense of enclosure for Collard Place remain
- No additional information has been submitted regarding the vent on the corner of Site A
- BIA has not been revised
- Plans still inaccurate

- No improvement on sunlight/daylight for 2 Ferdinand Place, loss of VSC 22-37%
- Daylight/sunlight report still based on incorrect assumptions despite consultants being made aware of this
- 12 Ferdinand Street would still suffer unacceptable levels of ADF

4.5 Optic Realm further object (November 2017) that there remain significant and unaddressed concerns relating to the effect of the proposed development on the amenity of neighbouring occupiers of 2 Ferdinand Place and 12 Ferdinand Street, namely:

- The daylight distribution assessment for 2 Ferdinand Place is based on incorrect data
- The sunlight/daylight assessors (GVA) claim that they could not run the daylight distribution assessments (NSL) to the relevant rooms as they do not have cill to floor heights, however GVA were twice invited to take accurate measurements of the incorrectly modelled flats but declined to do so
- Whilst the guidelines do make reference to the challenges in adhering to the daylight distribution tests when rooms are greater than 5m in depth, it is not “impossible” to meet the guidelines as GVA set out.
- A correct assessment should be undertaken, especially given the impact is to the main habitable rooms within the apartments
- The residual daylight levels to bedrooms at 12 Ferdinand Street will be “very poor”, retaining ADF values of 0.05% and 0.19%.
- The BRE guidelines state that a higher degree of obstruction maybe unavoidable if the new developments are to match the height and proportion of the existing buildings and the report states that the proposed building (Site B) is in keeping with the heights of the surrounding context, but is actually 2-3m higher
- 2 Ferdinand Place and 10 Ferdinand Street may have prescriptive rights of light and GVA has not provided a rights of light analysis

5. POLICIES

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2016

G1 Delivery and location of growth
H1 Maximising housing supply
H4 Maximising the supply of affordable housing
H6 Housing choice and mix
H7 Large and small homes
C5 Safety and security
C6 Access for all
E1 Economic development
E2 Employment premises and sites
A1 Managing the impact of development

A2 Open space
 A3 Biodiversity
 CC1 Climate change mitigation
 CC2 Adapting to climate change
 CC3 Water and flooding
 D1 Design
 D2 Heritage
 T1 Prioritising walking, cycling and public transport
 T2 Car-free development and limiting the availability of parking
 DM1 Delivery and monitoring

Supplementary Planning Guidance

Camden Planning Guidance (CPG)

CPG1 (Design) 2015
 CPG2 (Housing) 2016
 CPG3 (Sustainability) 2015
 CPG4 (Basements and lightwells)
 CPG5 (Town centres, retail and employment)
 CPG6 (Amenity) 2011
 CPG7 (Transport) 2011
 CPG8 (Planning Obligations)

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land use
8	Design
9	Residential development standards
10	Residential Amenity
11	Sustainability
12	Basement impact
13	Transport
14	Trees and biodiversity
15	Employment and Training Opportunities
16	CIL
17	Conclusion

18	Legal comments
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7. Land use

Existing funeral director use

- 7.1 The applicant, Leverton and Sons, is a long established local firm of funeral directors who have operated in Camden for over 200 years, and occupied the existing site for over 50 years. It is their intention to redevelop the site to provide a consolidated operation within a single premises, with a residential scheme to finance to the redevelopment.
- 7.2 The existing buildings provide a mortuary, embalming facility, coffin storage, garaging of operational vehicles and associated office space. They also provide support, by way of a mortuary, preparation areas and garage space for the applicant's other sites within the borough. As operations are split over two sites there is the occasional need to transfer people and stock across Ferdinand Place, and the creation of a purpose built, modern facility on a single site (Site A) would improve accessibility and enhance the accommodation for clients and staff.
- 7.3 The site is considered to fall within the Sui Generis use class, but nevertheless is a type of employment floorspace, which the Council seeks to protect. The plans indicate an increase in the commercial floorspace from 872sqm to 945sqm which would be an uplift of 56sqm.

New residential accommodation

- 7.4 The provision of new residential floor space is a key priority of the Local Plan and is welcomed as long as all other issues are acceptable.

Housing mix

- 7.5 The Dwelling Size Priorities Table within Policy H7 (Large and small homes) requires new development to include a mix of large and small homes, and to contribute to meeting the priorities in relation to dwelling sizes.
- 7.6 The proposal would provide 6x 1-bedroom, 8x 2-bedroom and 5x 3-bedroom flats out of a total of 19x flats. Large homes are described as having 3 or more bedrooms and 5x of the flats (26%) would be large homes. For market housing, two and three bedroom dwellings are high priority and one bedroom flats a lower priority. 68% of the scheme (13x of the units) would provide high priority housing. As such the proposed provision would comply with policy H7 by providing a good proportion of high priority housing and an appropriate mix of large and small homes.

Affordable housing contribution

- 7.7 Policy H4 (Maximising the supply of affordable housing) expects all new residential development consisting of one or more additional units and an increase in residential floorspace of more than 100sqm to make a contribution to affordable housing.
- 7.8 Policy H4 uses a sliding scale to calculate the target floorspace contribution which starts at 2% for the first 100sqm of floorspace (Gross Internal Area – GIA), which is considered to be capacity for one additional home. This increases on a ‘straight-line’ basis with each additional 100sqm (i.e capacity for a further additional dwelling) increasing the target by 2%. The proposal is assessed to have capacity for an additional 16x dwellings (1,640sqm GIA rounded to the nearest 100) so the target would be 32% (16x dwellings x 2%). 32% of the GIA is 524.8sqm, so in line with policy H4, the proposal would be expected to provide 32% of its floorspace, or 524.8sqm, as affordable housing.
- 7.9 Policy H4 states that when considering whether affordable housing provision should be sought, whether provision should be made on site, and the appropriate scale and nature of the provision, the Council will also take into account, among other things, the economics and financial viability of the development
- 7.10 The applicant contends that the economics of the scheme would make an affordable housing contribution unviable because the residual land value would be lower than the viability benchmark. In line with the requirements of policy H4 and Camden Planning Guidance (CPG2 – Housing) the applicant has submitted a viability assessment which has been reviewed by BPS Surveyors.
- 7.11 The original viability assessment, and the revised assessment following the design changes to the scheme, suggest that the development would generate no profit and therefore an affordable housing contribution would not be viable. Savills’ June 2016 viability assessment report concluded that the proposed scheme generated a deficit of £5.96 million after allowing for a benchmark land value of £7.5 million. The revised scheme would generate a greater deficit due to the reduction in floorspace resulting in the removal of larger duplexes from the scheme.
- 7.12 BPS remain of the view that the space has been undervalued especially in relation to its costs of construction and is in effect reliant on a cross subsidy from the rest of the scheme for its viability. They also consider that the proposed construction costs are higher than anticipated and that the one and two bed units are slightly undervalued. They suggested that a review mechanism would be appropriate to test viability at a later date when the development has been implemented, noting that the Mayors SPG supports the inclusion of viability review mechanisms for schemes which do not deliver a policy compliant level of affordable housing.
- 7.13 Notwithstanding the differences in the benchmark land value, valuation of the proposed space, profit level and construction costs, BPS agree with the applicant’s assertion that the scheme would not generate a profit, although raise the point as to why a rational developer would wish to proceed with such a scheme.
- 7.14 The applicant’s case is that the aim of the development is not to make profit, as the applicant is a funeral directors and not a house builder, and that the purpose of the

scheme is to upgrade the Ferdinand Place site with the housing element proposed to partially fund this. However, following negotiations with officers the applicant is willing to make an ex-gratia offer of the two ground floor units as affordable housing without prejudice to their position that the viability appraisal confirms that no affordable housing is viable on site. The applicants are doing this on the basis that they would like to see a scheme come forward, and that the applicants are a long established business in Camden and would like to remain on site.

- 7.15 The offer would relate to two ground floor units, B1 is a 3 bed/4 person unit and B2 is a 3 bed/6 person unit. Both units have their own entrances from the street and benefit from small gardens. Two registered providers, Innisfree and Origin Housing, have expressed an interest in the units and are both on Camden's preferred list. They are aware that the proposed units are 3 beds, the proposed rents are in accordance with Camden's affordability criteria and service charges are estimated be no more than £30 per week. The units will be provided as London Affordable Rent if grant funding is available, however if grant funding cannot be secured, the applicants have proposed that the units will revert to Intermediate Rent, which in accordance with the Mayor's SPG.
- 7.16 Although the applicants have received expressions of interest from two Registered Providers, until formal exchange the RPs are not legally obliged to purchase the units. In the unlikely event that both of the RPs pull out, the applicant has proposed to provide a payment in lieu. The two units would only revert to a payment in upon presentation of sufficient evidence that a Registered Provider cannot be secured, and that all of the RPs on Camden's list have been approached. However, as such a proposition would be materially different from the current proposal any change in contribution would have to be reconsidered by the committee.
- 7.17 The combined floorspace of the two units would be 181sqm, which is considerably lower than the 524sqm which would be required under policy H4 were the scheme viable, however the offer must be considered on the basis that the scheme will make no profit, and that the viability assessment has been reviewed by BPS who, other than some minor disagreements, agree with the conclusion that the proposal would be in deficit.
- 7.18 The Council's Affordable Housing Development Co-ordinator welcomes the offer of two affordable units on site, and given the viability justification, the offer is considered to be appropriate in this instance. The two units will be secured as affordable units as part of a section 106 agreement.

8. Design

The Site

- 8.1 The site is not in a conservation area, but its eastern flank would be visible from the rear gardens of houses within Harmood Street CA The proposal has no appreciable impact on the setting of the conservation area and would preserve its character and appearance. On Ferdinand Street stands Kent House (Grade II listed), a 1935 flat block, but it has no co-visibility with the proposals.

- 8.2 Cobbled setts and granite kerb stones laid in Ferdinand Place mark the historic location of a bus depot beside the site. These finishes are locally listed and would need to be carefully protected by the development. A method statement for their protection during construction, and possibly their repair, will be secured by condition.
- 8.3 No. 1 Ferdinand Place is an attractive early-twentieth century brick building which formerly served as a veterinary surgery, but is not locally listed or otherwise protected. Its demolition must satisfy relevant policy, including replacement by a building of appropriate character and high design quality. A condition is recommended requiring a strategy for salvage and appropriate reuse or disposal of demolished materials, including bricks, but also the white-painted relief plaques set into the walls.

The Proposals

- 8.4 The existing Leverton & Sons building at nos. 4, 6 and 8 (Site A) is not identified as a non-designated heritage asset and its demolition for the re-provision of its facilities and residential units over and around is considered acceptable.
- 8.5 The immediate area comprises buildings of various sizes and heights. Nos 10 and 12 Ferdinand Street are both four full storeys, whilst no. 2 Ferdinand Place is also four storeys, albeit with the top floor set back. The proposed buildings will be of similar mass and scale to these buildings, with Site B being only marginally higher (180mm) than no. 10 Ferdinand Street which it will abut. Collard Place comprises three and four storey buildings, whilst Broomfield is six storeys high, so the proposed four storey buildings would reflect the existing scale and massing of buildings around Ferdinand Place.
- 8.6 The four-storey replacement building will be in a dark grey brick with stone finishes and bronze window frames, appropriate to the mixed brick palette of the immediate surroundings. It will form the backdrop to characterful views into Ferdinand Place from Ferdinand Street, with the fine, small traditional building of 8 Ferdinand Street in the foreground. While the four-storeys proposed are appropriate to the context, the impression of scale and mass is to be softened by addition of a very slight break between second and third floors, articulated by one of the courses of vertical brickwork and the use of recessed rather than shallowly projecting stone-finished bays below.
- 8.7 The ground floor strikes a similar balance between domestic and commercial-industrial characters, using channelling, and large-scale solid door treatments to distinguish commercial and service entrances from the glazed residential entrance. The proposal would produce a high-quality and attractive building which uses brickwork detailing to add great architectural interest and successfully accommodates its mixed use within the existing character of the Place.
- 8.8 At its upper levels and flank and rear elevations, the building adopts an irregular and angled form to reduce overlooking and amenity issues, and reduce overshadowing and loss of light. The resulting form is interesting and well resolved,

and does not compromise the character or appearance of the rear gardens in the Harmood Street Conservation Area.

- 8.9 The building to replace 1-3 Ferdinand Place (Site B) adopts many of the architectural features and detailing of the main block proposed, resulting in an attractive visual calmness and consistency, but uses a red brick and dark grey window frames, which integrate it more closely with the larger prevailing twentieth-century red-brick buildings of the surroundings. Curved brick balcony balustrades soften the greater height and enclosure of the proposal to the quiet space of the Place itself, as does an eroded corner at ground-floor. This is important for accommodating a full four-storeys of height on the small space at the turn of the Place. The curved balconies recall the features of the twentieth-century flat blocks of Ferdinand Street, enhancing the Place's sense of place and integration with the other homes of the immediate area.
- 8.10 The building's proposed elevations at ground-floor level and to the north-south limb of the Place are well detailed to clearly articulate residential entrances and give a privacy and light to residential windows using different conditions, including angled reveals, and brick aprons at the pavement edge. The elevations are relatively regular to keep a quiet quality of enclosure to Ferdinand Place, but introduce variety through use of different proportions, bays and recessed reveals.

Conclusion

- 8.11 The proposals would produce buildings of suitable scale and massing for the surroundings and a high design quality which could reinforce the character of Ferdinand Place despite quite dramatically changing its scale. Because detail and materials will be key to realising the proposed quality, in addition to the conditions proposed on salvage and the cobbled setts, conditions for all facing materials, and window and door details, will be attached.

Public Realm

- 8.12 Policy A2 Open space states that the Council will protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure. To secure new and enhanced open space and ensure that development does not put unacceptable pressure on the Borough's network of open spaces, the Council will among other things, seek developer contributions for open space enhancements using Section 106 agreements.
- 8.13 The northern end of Ferdinand Place is fenced off and no longer provides a through route. The open space in front of Brookfield is similarly fenced off giving the area immediately to the north of Site B an uninviting appearance. The applicant has been in contact with the estate office over the possibility of enhancing this open space by providing purpose built amenity space which would be of benefit to both residents of Brookfield and the new development, and would greatly improve the appearance of the area and breathe life into this dormant space.
- 8.14 For public open space, Policy A2 states that the Council will apply a standard of 9sqm per resident, while taking into account any funding for open spaces through

the Community Infrastructure Levy. The draft planning guidance for open space gives the formulas for calculating on site targets and payments in lieu.

On site target

Residential			
Number of additional dwellings	Ward	Open space requirement (9sqm) x average household size x no of dwellings	= total requirement sqm
18	Haverstock	9 x 2.3 x 18	372.6sqm

Commercial			
Additional floorspace	Type of floorspace	Open space requirement (0.74sqm) x amount of floorspace per worker (10)	= total requirement sqm
73sqm	Sui Generis	0.74 x 945/10	69.93sqm

- 8.15 In line with policy A2 and the draft guidance the target for the scheme would be 442.52sqm. As 181sqm (41% of the target) of open space is being provided on site, the requirement should be adjusted accordingly in line with the draft planning guidance and the payment in lieu multiplied by 59%.

Payments in lieu

Capital cost			
Number of additional dwellings	ward	Open space requirement (standard x average household size x no of dwellings) multiplied by capital cost	= total capital cost
18	Haverstock	(9sqm x 2.3 x 18) x £200	£74,520

Maintenance cost			
Number of additional dwellings	ward	maintenance requirement (standard x average household size x no of dwellings) x cost per sqm x no of years maintenance	= total maintenance cost
18	Haverstock	9sqm x 2.3 x 18) x £7 x 10 years	£26,082

- 8.16 Thus the total payment in lieu of £100,602 should be adjusted by taking into account the proposed on site open space (£100,602 x 59%) giving a target of £59,355.

- 8.17 A figure of £100,000, which exceeds the policy requirement, was proposed following some initial costings by the applicant of an appropriate scheme which has also been discussed with neighbouring residents, in terms of what they would like to see, and ward Councillors. The applicant has expressed their desire to improve the public realm as part of the development. The initial proposal included converting

part of Ferdinand Place into a community garden, but it is not considered reasonable, nor practical, to lose public highway. As such, a revised scheme is being negotiated that incorporates wider public realm improvements, including the removal of crossovers, repair of the surface of Ferdinand Place, and possibly re-opening the access at the top of Ferdinand Place, with the community garden being set within the curtilage of Broomfield. As with the affordable housing contribution, this offer is being made without prejudice to the position that the scheme on its own is not viable.

- 8.18 The supporting proposals, with contributions to improve public realm, are strongly supported by officers and members of the local community in consideration of local character and good design, subject to appropriate treatment of the locally listed street surfaces. Officers welcome the contribution which would be secured as a public realm improvement via the section 106 agreement. The Council will need to be satisfied that the new space will be properly laid out and completed and that suitable contractual arrangements for its long - term management and maintenance are put in place, and a draft management plan will be secured through the S106 agreement.
- 8.19 As the community garden scheme has been revised, and will no longer occupy part of the highway a stopping up order will not be required. If it turns out that an acceptable scheme can be implemented under budget, any surplus will be returned to the applicant, the same way that highways contributions for repairs can be refunded if the repairs are not needed,

9. Residential standards

- 9.1 Policy H6 (Housing choice and mix) seeks to minimise social polarisation and create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden's existing and future households
- 9.2 All of the proposed flats would meet or exceed the MHCLG floorspace standards. All rooms would have an adequate size, shape, door arrangement, height, insulation for noise and vibration and natural lighting and ventilation. All units would benefit from external amenity space in the form of rear gardens to the two ground floor units and balconies to the upper floor flats. All flats would be dual aspect and provide a good standard of accommodation.
- 9.3 The applicant's sunlight/daylight report advises that on the whole, the proposed flats would receive adequate sunlight and daylight. A sample set of data indicates that the proposed Living/Kitchen/Dining rooms (LKD) would generally achieve 1.5% - 2% Average Daylight Factor (ADF) in line with the BRE guidance, which recommends minimums of 2% for kitchens and 1.5% for living rooms, and receive good levels of sunlight. During the independent assessment of the sunlight/daylight reports the assessor noted that no information was submitted on the sample size or location of rooms tested. The applicant submitted further information which indicates that flats B2 and B3 (of Site B) would receive lower ADF, but this is due to their location and the presence of balconies above, and lower levels can be expected in a dense urban environment. The independent assessment

acknowledges that some of the rear facing LKDs would experience low daylight levels, but does not consider it unusual in situations such as this. Site A would receive adequate daylight and sunlight.

9.4 In line with policy H6 and the London Plan 2 all units will be designed to be accessible and adaptable dwellings according to part M4(2) of the Building Regulations. Two of the units will be designed to be wheelchair adaptable in line with part M4(3) of the Building Regulations.

9.5 Refuse storage is indicated in three locations at ground floor level and cycle storage is proposed for three location, two at ground floor level (Site A) and one at basement level (Site B).

Unit	Floor	Bedrooms/ persons	Floorspace	DCLG standards	Amenity space
A1	1 st	2b/3p	61sqm	61sqm	11sqm
A2	1 st	3b/5p	87sqm	86sqm	12sqm
A3	1 st	1b/2p	54sqm	50sqm	12sqm
A4	1 st	3b/6p	92sqm	95sqm	14sqm
A5	1 st & 2 nd	3b/6p	106qm	102sqm	9sqm
A6	2 nd	2b/3p	62sqm	61sqm	4sqm
A7	2 nd	2b/3p	62sqm	61sqm	4sqm
A8	3 rd	2b/4p	76sqm	70sqm	4sqm
B1	Gnd	3b/4p	80sqm	74sqm	30sqm
B2	Gnd	3b/6p	102sqm	95sqm	27sqm
B3	1 st	1b/2p	64sqm	50sqm	6sqm
B4	1 st	1b//2p	62sqm	50sqm	6sqm
B5	1 st	1b/2p	53sqm	50sqm	6sqm
B6	2 nd	2b/3p	64sqm	61sqm	6sqm
B7	2 nd	2b/3p	71sqm	61sqm	6sqm
B8	2 nd	1b/2p	50sqm	50sqm	6sqm
B9	3 rd	2b/3p	64sqm	61sqm	6sqm
B10	3 rd	2b/3p	66sqm	61sqm	6sqm
B11	3 rd	1b/2p	52sqm	50sqm	6sqm

10. Amenity of adjoining occupiers

10.1 The site is quite constrained with residential blocks surrounding 1-3 Ferdinand Place (Site B): a four storey residential block to the south (2 Ferdinand Place) a six storey block to the north (Broomfield), and four storey blocks to the west (10 and 12 Ferdinand Street). 4-8 Ferdinand Place (Site A) also abuts the rears of Chalk Farm Road, Harmood Street and Harmood Place.

Daylight/Sunlight

10.2 A sunlight/daylight report has been submitted by GVA Schatunowski. The report considered the impact of daylight on nos. 4, 5 & 6 Collard Place; 1, 2 Ferdinand Place, 12 Ferdinand Street (referred to in the report as 10 Ferdinand Pace);

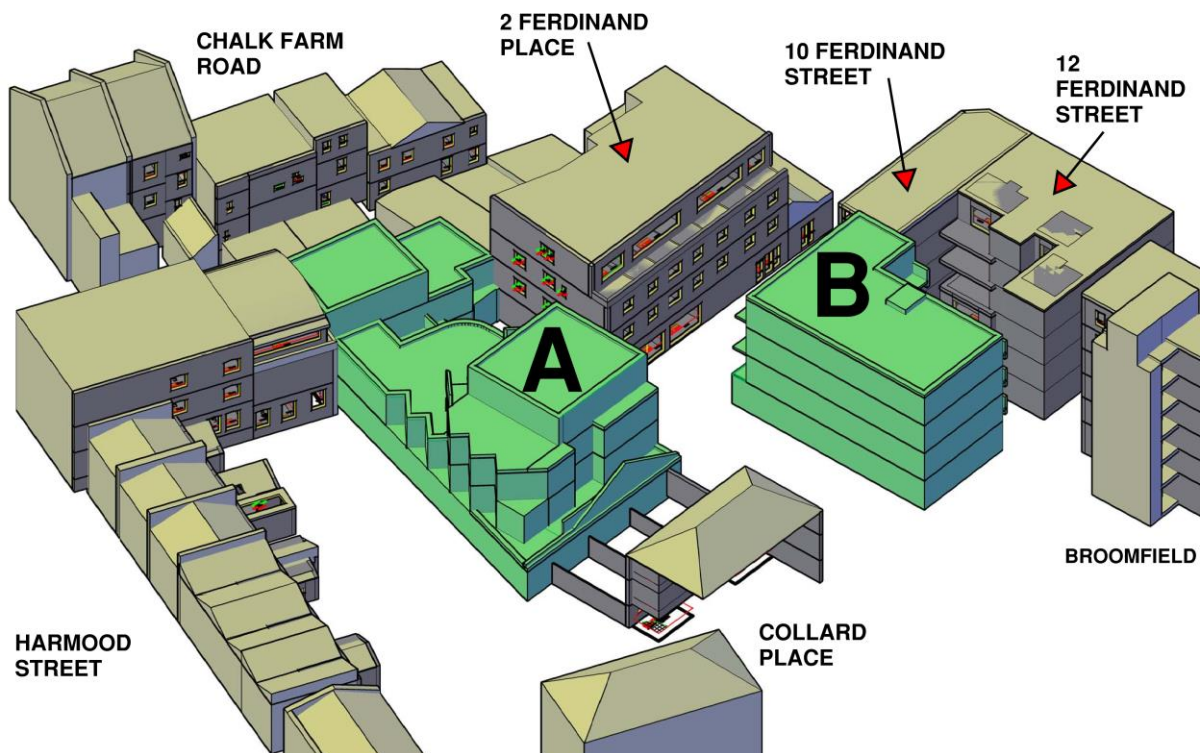
Broomfield; 1, 1A, 3, 5, 7, 9 & 11 Harmood Street; 39, 40 & 42, 43 & 43A, and 44 Chalk Farm Road. For sunlight the report considered 4, 5 & 6 Collard Place, 2 Ferdinand Place, 10 Ferdinand Street 3, 5 & 9 Harmood Street, and Broomfield,



- 10.3 The report used Vertical Sky Component (VSC) to assess daylight to individual rooms. A value of 27% equates to good daylighting and any reduction below this should be kept to a minimum. The BRE guidelines advise that if, as a result of development, the resulting VSC is both less than 27% and less than 0.8 times its former value (i.e. a loss of more than 20%), then the occupants of the existing building will notice the reduction in the amount of sunlight. The report also looked at Average Daylight Factor (ADF) for which the minimum values are 2% (kitchens), 1.5% (living rooms) and 1% (bedrooms).
- 10.4 VSC is generally considered the most appropriate way of measuring of Daylight to neighbouring properties whilst measurements such as ADF are better used to assess sunlight/daylight for new dwellings. It should be noted, that the 27% VSC target value is derived from a low density suburban housing model. In inner city urban environments, and historic city centres, lower VSC values well below 20% are not uncommon. The BRE guidance states that the guidelines should be interpreted flexibly and in areas of modern high rise buildings, a higher degree of obstruction may be unavoidable.
- 10.5 The original report showed that there would be a small impact on Collard Place with nos. 5 and 6 seeing a reduction of VSC to below 27% and losses of between 22.37% and 26.83%. The report states that the existing VSC values for Collard

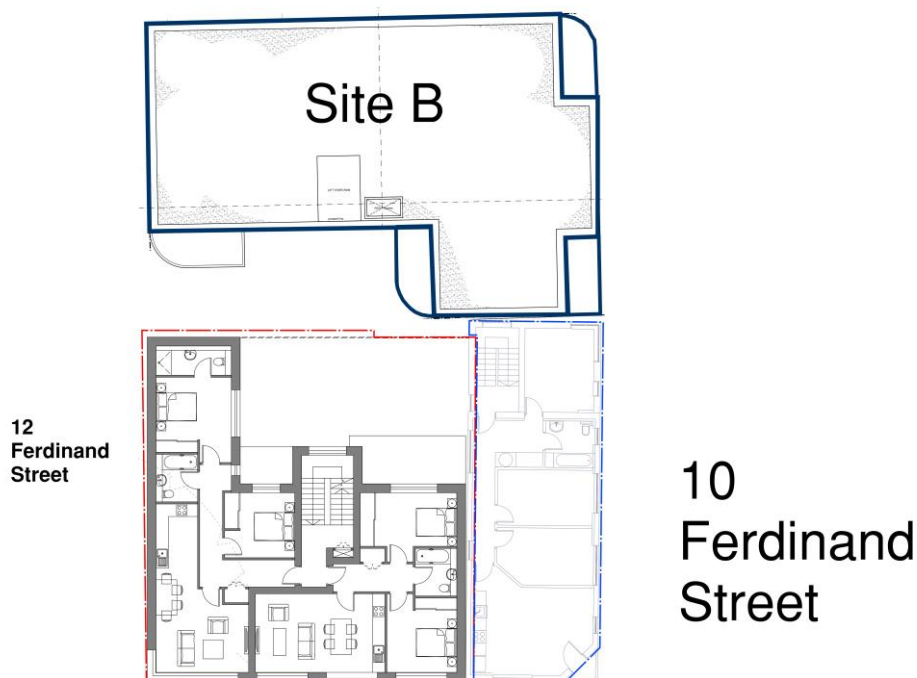
Place, typically between 34% and 37%, are unusually high for an urban environment as the maximum possible is 40%.

- 10.6 No. 2 Ferdinand Place would experience greater losses of VSC of up to 41.01% which is due to: the narrowness of the road between no. 2 and Site B, because no. 2 receives its light from over the existing site, and an unusually high baseline of up to 39.84%; and in such situations the BRE guidance allows for greater flexibility. The rooms are also considered to have uncharacteristically high No-skyline values (NSL). Two windows to Broomfield would experience losses of VSC of up to 38.33%.
- 10.7 No. 12 Ferdinand Street would be particularly affected for both VSC and ADF, with four of the eleven bedrooms seeing a reduction of ADF to below 1% (between 0.05 and 0.49%). The response being that that daylight is of lesser importance to bedrooms, and that the rooms are heavily self-obstructed with recessed areas on either side which are unfairly dependent on light from the airspace above Site B, and that the BRE guidance takes such matters into account. The report also states that no. 12 could be considered a “bad neighbour” in relation to the guidance by implementing a scheme which faces potential development land. Harmood Street, Harmood Place and Chalk Farm Road would be BRE compliant
- 10.8 Following the revisions to the scheme, including the removal of the 5th storey to Site B, the applicant submitted a revision to the sunlight/daylight report and a formal response to the objections. It should be noted that objectors complained that the original 5 storey scheme was not the same height as neighbouring buildings which was the case, but the removal of the top floor would result in Site B being approximately only 200mm higher than 10 Ferdinand Street and 12 Ferdinand Street



- 10.9 The revised figures show that for Collard Place, whose windows are approximately 8m north of the boundary with Site A, three ground floor windows (2x rooms) which have an existing VSC below 27% would see a loss of more than 20% (up to 26.38%) and three 1st floor windows (2x rooms) which are already below 27% VSC would see a loss of between 21.76% and 23.82%. Other than a ground floor window to no. 6, which would see a reduction in ADF to 0.89%, all other rooms would have an ADF of between 1.07% and 1.25%.
- 10.10 For 2 Ferdinand Place, which is approximately 7.5m to the south of Site B, one 1st floor window has an existing VSC of below 27% (26.69%) and would see a reduction of more than 20% to 19.57%. Seven other 1st floor windows which are currently above 27% VSC would see losses of more than 20% (20.76% - 30.02%). All other windows would retain VSC of 27% or more. ADF for the 1st and 2nd floors, which are predominantly bedrooms and therefore less reliant on daylight, would experience a reduction of between 5.78% and 23.42% with resultant ADF of six rooms falling below 1% (0.52% to 0.98%) and the remaining rooms being 1.09% to 1.56%. Four rooms at the western end of the 1st floor would see a loss of NSL of more than 20%. The freeholder objects that not only is this loss unacceptable, but that the layout of these rooms has been incorrectly shown in the report. The inconsistency in the layout would not affect VSC which is based on light hitting windows, the applicant did revise their sunlight daylight report taking into account the objector's comments on the depth of the rooms, but notes that the longer a room is the less skyline is visible, which is acknowledged in the BRE guidance which states if an existing building contains rooms lit only from one side and greater than 5m deep then a greater movement of the no skyline may be unavoidable.
- 10.11 No. 10 Ferdinand Street abuts the development site and has corner windows but the corner rooms would not experience a significant reduction in daylight.
- 10.12 No. 12 Ferdinand Street (which is also referred to in the assessment as 10 Ferdinand Place) is a new development to the west of Site B. 9x windows at ground to 2nd floor levels already experience VSC of below 27%, and 8x of these windows would see a loss of more than 20% (41.38% to 98.13%) and for some windows an existing VSC of below 10% would reduce to 0.15%-4%. Similarly ADF values would be reduced from in excess of 1% to 0.1% to 0.91%.
- 10.13 Only three windows to Broomfield would see a loss of more than 20%, but these are to rooms with more than one window so the rooms would retain good ADF.
- 10.14 Thus it can be seen from the above analysis that no. 2 Ferdinand Place and 12 Ferdinand Street would be most affected in daylight terms. No. 2 Ferdinand Place has 26x upper floor windows facing the site, of which 18x would continue to receive a minimum of 27% VSC. Of the eight non-compliant windows, six are to bedrooms which the guidelines suggest need less daylight, and the single window to a living room would see a loss of 23.11% VSC which is only slightly above the guideline figure of 20%.
- 10.15 No. 12 Ferdinand Street suffers the most, but existing VSC values are relatively low at 7.17% to 17.64%, and of the twelve windows assessed, eleven are to bedrooms and five of these would receive at least 1% ADF. Living rooms are on the other side

of the building and would not be affected. The applicant cites several reasons why the figures appear excessive, such as the new development's proximity to the application site. The building partially abuts the development site with windows facing Site B 5.5m away and those perpendicular to it 3m away. The BRE guidance states that well designed buildings should be set back a reasonable distance from their boundaries so as to enable future nearby developments to enjoy similar access to daylight and "by doing so it will also keep its own natural light when the adjoining land is developed" [BRE 2.3.1]. The applicant points out that they formally objected to the redevelopment of 12 Ferdinand Street in 2014 highlighting the constraints which the development could have on future development of the application site.



- 10.16 The windows are also obstructed by projecting walls on one side, being recessed and by the presence of balconies, in such instances the BRE guidance advises "A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above" [BRE 2.2.12] Additionally the

Sunlight

- 10.17 For sunlight, only windows that face within 90° of due south need to be assessed. Collard Place would continue to receive total Annual Probable Sunlight Hours (APSH) in excess of 39%, the minimum guideline being 25%. Of this at least 5%

should be during the winter months and only two ground floor windows to nos. 5 and 6 would receive less than 5% during winter (3% each), but overall would receive relatively high APSH of 45% and 50%.

- 10.18 Three out of six windows to Broomfield would see a reduction in winter sun to 3%, but as mentioned previously, these are not the only windows to the rooms they serve and the overall APSH would exceed 25%.
- 10.19 Two windows to 12 Ferdinand Street would be non-compliant, a ground floor window would see a 53% drop in summer APSH to 12% and a total loss of winter sun, whilst a 1st floor window would see a 41.18% drop in summer APSH to 20% and again a total loss of winter sun. Both windows are to bedrooms which for sunlight the BRE guidelines advise are less important than main living rooms. The reasons for the dramatic loss are the same as for the loss of daylight to these windows, namely proximity to the development site and contour of the building.

Overshadowing

- 10.20 The applicant also assessed overshadowing to 12 Ferdinand Street and 4-6 Collard Place. The analysis looked at sunlight on the ground for 21st March and 21st June to give a representation of the overall year.
- 10.21 The existing results for March show that in the existing situation for the amenity areas of 12 Ferdinand Street and 5 & 6 Collard Place (Areas 1, 2 & 3) do not meet the BRE default recommendation of at least 50% of the area seeing 2 hours of direct sun. Area 4 (rear garden to 4 Collard Place) just meets this recommendation, with 50.14% of its area achieving at least 2 hrs of direct sun. This is considered to demonstrate a relatively poor baseline for March 21st.
- 10.22 Post development, communal amenity area 1 (Ferdinand Street) would be unchanged, with reductions for the gardens at 4-6 Collard Place. For areas 2 & 3 given their poorer baseline the results show that none of the space would achieve the BRE default target of at least 2hrs. For area 4, which has a higher baseline, this would retain 15.25% of its area with more than 2hrs of direct sun.
- 10.23 In the summer months of June, when these spaces are most likely to be used the existing figures are much higher. Nearly all achieve the BRE default recommendations, albeit communal amenity area 1 is technically below 50%, at 49.92%. This is much more self-obstructed than the gardens. Post development, communal amenity area 1 would retain 35.78%, whereas the gardens serving 4-6 Collard Place retain 80.22%, 83.23% and 92.54% respectively.
- 10.24 In overall terms, the report considers that these figures are commensurate with the dense urban context balanced with achieving adequate site density.

Independent review

- 10.25 As the impact on sunlight and daylight to neighbouring properties is significant, the Council sought to have the submitted daylight and sunlight information, along with its conclusions, independently assessed by Delva Patman Redlar (DPR), a firm of

surveyors specialising in daylight sunlight issues and who have provided the Council with previous independent audits.

- 10.26 DPR acknowledge the primacy of the BRE guidelines, and note that the Council's draft SPG on Amenity (November 2017) requires daylight and sunlight assessments to be undertaken in accordance with the BRE guidance, and that levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.
- 10.27 They also note that "The Mayor of London's 'Housing Supplementary Planning Guidance' (March 2016) advises that the BRE guidelines should be applied with an appropriate degree of flexibility and sensitivity to higher density housing development, especially in opportunity areas, town centres, large sites and accessible locations. It suggests that account should be taken of local circumstances, the need to optimise housing capacity and scope for the character and form of an area to change over time."
- 10.28 DPR advise that is evident from the results of the GVA assessments that whilst the effects on many of the surrounding properties will satisfy the BRE guidelines, there are a number of instances where the effects will be greater than the guidelines ordinarily recommend. They advise that in such instances it is important to understand the reasons for the greater-than-recommended impacts in order to consider whether they are nonetheless acceptable when applying the guidance flexibly taking into account the site-specific circumstances and context and the advice given within the BRE guidelines.
- 10.29 DPR consider that the impact on Collard Place, 10 Ferdinand Street, Broomfield, Harmood Street and Chalk Farm Road would be reasonable for an urban location.
- 10.30 For 1-2 Ferdinand Place, the first and second floor rooms are all bedrooms, with the exception of one, deep LKD on each floor. As GVA point out in their response letter, the BRE guideline acknowledge that in rooms greater than 5m deep (the LKD is circa 7.5m deep) a greater impact of the no-sky contour may be unavoidable. The BRE guidelines also note that its standard numerical target values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. The guide gives various examples, such as areas with taller buildings where a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. The revised proposals for site B show it will be a similar height to the neighbouring properties at 2 Ferdinand Place and 10 & 12 Ferdinand Street. DPR advise that if the Council accept the principle of the proposed height and massing on Site B, then they believe the impacts on 2 Ferdinand Place are inevitable and reasonable in the site context.
- 10.31 DPR accept that the impacts on 12 Ferdinand Street are the most challenging. The GVA assessments show very significant loss of light to windows and rooms (all of which are bedrooms apart from one ground floor studio flat). The proposed development would result in large relative reductions in VSC at ground to second floor level, and it is only at third floor level that the VSC impacts satisfy the guidelines. The NSC test shows a similar picture. For ADF, two bedrooms at

ground floor level will be slightly below the guidelines (0.8% to 0.9% ADF compared with the recommendation of 1%) and four (two each at first and second floor levels) will be a long way short of the guideline (0.1% to 0.4% ADF), as will the ground floor studio (0.8% compared with the recommendation of 2%).

- 10.32 For sunlight, one window per floor faces within 90° of due south. Those at ground and first floor levels will be below the guidelines and experience noticeable loss of sunlight as a consequence of the proposed development.
- 10.33 DPR note that 12 Ferdinand Street was designed in a U-shape in conjunction with 10 Ferdinand Street (owned by the same party) taking light from over Site B to light its rear rooms (principally bedrooms). They agree with the applicant's assertion that the design of 12 Ferdinand Street is such that the inclusion of projecting balconies at each floor level, and the enclosing wings to the north and south, mean that it has imposed a heavy restriction on its own light, so much so that some of the existing VSC values are low even for an urban area. Coupled with the fact that what light it does enjoy is principally enjoyed from over the application site, rather than from over its own land, makes it unusually sensitive to development on the application site, because even a reasonable increase in massing will obstruct the view of sky at lower altitudes that is visible beneath the projecting balconies.
- 10.34 DPR advise that if one were to apply the BRE guidelines rigidly, the presence of balconies/wings and the proximity of windows to the boundary would mean it would not be possible for a development on Site B to be much more than two storeys in height before transgressions would arise, which they consider would impose an unreasonable constraint on the application site. In their view, 12 Ferdinand Street cannot be considered a 'good neighbour' within the meaning of the BRE guidelines, by standing a reasonable distance from the boundary and taking no more than its fair share of light. They also consider that due account should be taken of the limiting effect of the balconies and projecting wings on the sensitivity of the rear-facing windows to loss of light (see paragraph 2.2.11 and 2.2.12 of the BRE guide).
- 10.35 If the height and form of proposed massing, which will fit in with the height of other surrounding developments, is considered acceptable in principle, then it is inevitable there will be a noticeable loss of daylight and sunlight to the rooms at the rear of 12 Ferdinand Street and its amenity space. However, all but one of these rooms are bedrooms, which are considered less important, and all but one of the affected flats have their main living spaces on the far side of the building overlooking Ferdinand Street rather than the site, which will be unaffected by the proposed development. The applicant has not run a supplementary assessment with the balconies and projecting wings removed, but DPR expect such a test would confirm that it is the balconies/projecting wings that are the greatest factor in the relative impact.
- 10.36 In their conclusion, DPR acknowledge that the proposed development will result in a number of adverse impacts on daylight and sunlight to existing surrounding properties to a level greater than the BRE guidelines would ordinarily recommend. However, the Council's SPG notes that the guidelines and resulting daylight and sunlight levels will be considered flexibly taking into account site-specific circumstances and context. The BRE guidelines refer to development fitting in with

the height and massing of surrounding buildings as being an instance where greater impacts may therefore arise. DPR consider that is a reasonable argument to make in this instance, provided the Council accept the principle of the proposed height and massing on Site B in particular.

Overlooking

- 10.37 The two blocks are surrounded by residential uses and the proposed flats have been designed to avoid overlooking to neighbouring properties through the use of privacy screens and angled windows.
- 10.38 Site A- the northern elevation would abut the rear gardens of 4-6 Collard Place. The existing single storey gabled wall would remain with French doors and a terrace at first floor level, overlooking would be mitigated by a 1.8m high privacy screen and the gable itself which rises to 3.2m above the base of the terrace. The only other windows to this elevation are a pair on a splayed corner at second floor level which would be angled away from Collard Place. The eastern elevation would face the rear of Harmood Street. The elevation would have a sawtooth profile with windows angled away from the rear elevations of the houses on Harmood Street but would allow oblique views over the rear gardens. Overlooking of garden space is common and acceptable in a dense urban context, however due to the sawtooth design it could be possible to look obliquely through bedroom windows from certain parts of the bedrooms into the rear windows of Harmood Street which are between 13 and 20m away. This could be avoided by the addition of discrete screening, which will be secured by condition. At second floor level the building splits into two, balconies to the northern section would have privacy screens at 2nd and 3rd floor level to prevent overlooking to the side of no. 2 Ferdinand Place and the rear of Harmood Street, with a similar privacy screen to the 2nd floor north facing balcony to the southern section. The western elevation would mainly look down Ferdinand Place and not directly face any neighbouring windows.
- 10.39 Site B –the eastern elevation of Site B would face the flank wall of no. 6 Collard Place. The flank has only one window, at 2nd floor level, which is not to a habitable room. The existing two storey building has a row of six windows at 1st floor level on its eastern elevation facing Collard Place, the proposed four storey block introduce similar rows of windows at 2nd and 3rd floor levels. The windows would not directly face any windows to the rear of Collard Place as the small terrace is perpendicular to the site. The eastern elevation would look over the gardens of 4-6 Collard Place, but the gardens to nos. 5 and 6 are more than 18m away and an element of overlooking already exists from the existing windows. The southern elevation would directly face no. 2 Ferdinand Place. The distance between the two properties would be 7.9-9.4m which is below the 18m recommended to protect privacy, but given the tight urban grain is considered acceptable in this instance. The western elevation would face the rears of 10 and 12 Ferdinand Street. No windows, other than staircase windows would, directly face opposing windows and terraces would utilise privacy screen to prevent overlooking to habitable rooms.

Loss of outlook and sense of enclosure

- 10.40 A privacy Screen at 1st floor level separates Site B from the rear lightwell of nos. 10 and 12 Ferdinand Street and as the Site B would be set back from the boundary by 4m there would be little impact at the lower level. At 2nd and 3rd floor level the new building would be 11m and would add to a sense of enclosure, but this would be due to the building being a “bad neighbour” by being too close for the boundary, similar to the reasons set out above for loss of light. The No Sky Line would be unaffected at 3rd floor level.
- 10.41 Site A would retain a gabled single storey flank wall that borders the rear gardens of 4-6 Collard Place and is approximately 8m from the rear elevations of Collard Place. The wall is approximately 4m high with the gable rising to 6.4m. The northern elevation of Site A would be four storeys high with the 1st and 2nd floor approximately 3m behind the boundary wall and 11m away from the rear windows of Collard Place. The proposed 3rd floor would be set back a further 1.5m, so the succession of set backs would reduce the sense of enclosure. Furthermore, whilst the northern elevation would be almost the full width of the site (approximately 16.5m wide) at 1st floor level, the 2nd floor would be chamfered at the north east corner resulting in a reduced width of 13.5m and the 3rd floor would be further reduced in width to 11m.
- 10.42 As such, there would be an added sense of enclosure to no. 12 Ferdinand Street, due to its proximity to the development site, but other neighbouring buildings would be less affected and overall the proposal is considered to be acceptable in this instance.

Noise

- 10.43 The provision of new residential blocks is not considered to raise any issues of noise on its own. It is noted that a vent is indicated on the flat roof of the north eastern section of Site A. It is proposed to locate plant here, but details have not been submitted and will form part of a separate application if permission is granted.
- 10.44 The retained funeral director use would see a modest increase in floorspace, but also the relocation of half the floorspace to basement level. As such the sui generis would not be considered to have a greater impact than existing. Funeral Directors do not normally create noise problems, and the existing use has operated in the residential context for many years, noise may actually decrease as the consolidation of the use to a single site will remove the need to move equipment and services between the sites. Although an area on the roof of Site A has been identified as a vent, no further details have been submitted and a condition will ensure that any new plant will require separate planning permission.

11. Sustainability

- 11.1 All new development is expected to incorporate sustainable development principles into its design and implementation in line with policies CC1 and CC2 and CC3. Developments should also follow the London Mayor's Energy Hierarchy.
- 11.2 Developments involving 5 or more dwellings and/or 500sq m (gross internal) floorspace or more are required to submit an energy statement which demonstrates

how carbon dioxide emissions will be reduced in line with the energy hierarchy. The applicant has submitted an energy statement that indicates the proposed buildings will be lean, though thermal fabric standards above the Building Regulations, with triple glazing and low air permeability; be clean by using energy efficient boilers, heat recovery ventilation and low energy lighting; and be green, by utilising a photovoltaic array on the roof of Site A and green roofing, details of which will be secured by condition. Water usage would be less than 105 litres per person per day and the dwellings would achieve an average of 30% emissions reduction,

- 11.3 For the commercial element of the proposal, a BREEAM pre-assessment has been submitted which indicates the proposal could achieve a BREEAM rating of 62% or “Very Good” with a minimum score of 60% in the energy and water categories, and 40% in materials in line with Camden Planning Guidance (CPG3 – Sustainability). There is difficulty in achieving the required “excellent” score, whilst the applicant aims to incorporate a free-cooling strategy, this is difficult due to the complex nature of the building, which contains a number of specialist spaces including a vehicle storage garage, a new coffin store and coffin fit-out workshop, a mortuary with body store and a ‘lying in state’ room. Due to the extensive energy and cooling needs for the mortuary and storage areas and the early stage of design the project is in, it cannot be confirmed whether this can feasibly be specified throughout the development.
- 11.4 London Plan policy 5.2 requires that major developments achieve carbon dioxide emissions reduction of at least 35% against Part L (2013) Building Regulations. Where evidence demonstrates that this target cannot be achieved on-site, the policy allows for any shortfall to be provided off-site or via a carbon offset contribution. Contributions to the borough will secure the delivery of carbon dioxide savings elsewhere in the borough.
- 11.5 The applicant’s energy model includes the funeral parlour, which the applicant advises creates difficulty in meeting the GLA 35% emission reduction rate. The Council’s sustainability officer concurs and advises that a Carbon Offset contribution of £7,965 would compensate for the shortfall. This would be secured as part of a section 106 agreement that would also include a sustainability plan, energy efficiency and renewable energy plan.

12. Basement

- 12.1 Both Sites A and B would incorporate single storey basements. Site A would have a basement extending across its entire footprint with an area of approximately 610sqm and an external depth of approximately 4m bgl. The basement would be solely associated with the commercial use and would abut 2 Ferdinand Place, 1A Harmood Street and 48-54 Chalk Farm Road
- 12.2 Site B would feature a smaller basement measuring 130sqm in area and 4m deep occupying approximately over third of the building’s footprint. This basement would house plant, a water tank and cycle storage. This basement would not abut any neighbouring properties.

- 12.3 The applicant submitted a Basement Impact Assessment which identifies the underlying strata to be London Clay below a shallow layer of made ground. Borehole investigations did not reveal the presence of groundwater, and neither site is in an area of hydrological constraint. The BIA concluded that with standard construction techniques the development could be implemented without having an adverse impact on the local water environment and that damage to neighbouring buildings could be limited to Burland Scale 2.
- 12.4 The BIA was reviewed by Campbell Reith who agree that the development would not impact on the wider hydrogeology and hydrology of the area and that the site is not in an area subject to flooding. There are also no impacts related to slope stability. However, they advised that further clarification would be required in association with ground movement, construction sequence, temporary works, and monitoring and contingency plan.
- 12.5 The applicant submitted a revised BIA which was further reviewed by Campbell Reith. In the revised submissions, clarity was given on the methodology and sequencing of the temporary and permanent works. Site A is to be constructed 'top down' whilst Site B is to be constructed 'bottom up'. Temporary retaining walls would be formed by sheet piles, to be pushed in using a 'silent' piling technique, to avoid impacts from vibration. Campbell Reith advise that the revised submissions provide appropriate permanent and temporary works information, including proposed methodologies, sequencing and propping arrangements.
- 12.6 In the revised submissions, the ground movement and damage impact assessment predict a maximum of Burland Category 1 damage to neighbouring structures in line with policy A5. The revised submissions confirm that groundwater has not been encountered and that the proposed development will not impact the wider hydrogeological environment. The surface water and flooding screening identified the site is be in an area known to be at low risk of surface water flooding, with higher risk areas in the vicinity of the site. The updated submissions confirm that standard flood risk mitigation measures will be adopted in the permanent works to mitigate against flood risk. Campbell Reith conclude that the revised BIA meets the relevant policy criteria.
- 12.7 Campbell Reith have not recommended that a Basement Construction Plan be secured, but the standard condition requiring details of a relevantly qualified basement engineer overseeing the development will be attached.
- 12.8 Due to the existing commercial use, Environmental Health officers advise that there is potential for the land to be contaminated and advise standard conditions be attached requiring a scheme of remediation to be approved prior to occupation and if significant contamination is discovered during development it shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval.

13. Transport

- 13.1 The site is 400m from Chalk Farm underground station with various bus routes along Chalk Farm Road. The site has a Public Transport Accessibility Level of 6a

(Excellent) and is within the CA-F (Camden Town) Controlled Parking Zone. In line with policy T2 (Parking and car-free development) the Council will expect all new residential development to be car free, this would be secured by a Section 106 Agreement.

- 13.2 In line with the Council's parking standards, and the London Plan, the provision of cycle storage/parking for a 1 bedroom unit is 1 space, and 2 spaces for larger dwellings, as such storage for 31 cycles would be required. The submitted plans show locations for 15x cycles at ground floor level (Site B) and 18x at basement level (Site A). Whilst there is no objection in principle to basement storage, it would need to be accessible by a suitably sized lift. The lift to the basement measures 1.1m x 2.5 which could accommodate a cycle.
- 13.3 A draft Construction Management Plan has been submitted which is appropriate for this stage. A full CMP will be secured as part of a section 106 agreement along with the relevant implementation support contribution.
- 13.4 The draft CMP describes site deliveries approaching the site predominantly from the South travelling along Chalk Farm Road (the A502) and turning into Ferdinand Street (the B517). Numerous types of rigid body delivery vehicles will be used to bring materials to and from this site, ranging in size from 7-8.2m long. The projected vehicle movements are:-
- Site set up, demolition and enabling works: 6 per day /short stay
 - Substructure, piling and bulk excavation: 8 per day /short stay
 - Structural/concrete: 6 per day /short stay
 - Envelope works: 6 per day /short stay
 - Fit-out works: 4 per day /short stay
- 13.5 The northern end of Ferdinand Place is a dead end and at this end no properties have vehicular access to Ferdinand Place, so construction would not affect the operation of Ferdinand Place. The four parking bays outside the site will be suspended for the duration of the works. Off-site holding areas are not anticipated. The applicant's swept path analysis shows vehicles using Site B to reverse. Transport officer have raised no concerns over the draft CMP and a final CMP will be developed in consultation with transport officers once a contractor has been confirmed.
- 13.6 Two public consultations were carried out as well as a meeting with Harmond Street residents Association. The CMO will include the requirement for a Community Working Group so that local residents and groups will be consulted on the CMP process and have a point of contact.
- 13.7 A financial contribution would be required to repave the footway adjacent to the site, re-instate the footway to the north of the site and resurface the highway. As mentioned in the design section the setts making up the highway surface are locally listed and similar setts would be required for resurfacing. The figure for this will be available at application stage.

14. Trees & biodiversity

- 14.1 No trees are proposed to be removed in order to facilitate development. Pruning works to prune back 3x trees on neighbouring sites that overhang the boundary is proposed in order to facilitate access which is considered acceptable in planning terms. The encroachment in to the root protection areas of off-site trees is considered minor. In addition, the footing of the boundary wall is likely to have acted as a roots barrier inhibiting root growth into the application site, further reducing the likelihood of the proposed development causing harm to offsite trees. Tree Officers advise a standard tree protection condition be attached to any permission.

15. Employment and training opportunities

- 15 The proposed development is large enough to generate significant local economic benefits. Policy CS19 and Camden Planning Guidance state that in the case of such developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services.

- 15.2 In line with CPG8, a range of training and employment benefits are to be secured in order to provide opportunities during and after the construction phase for local residents and businesses. This package of recruitment, apprenticeship and procurement measures will be secured via the section agreement and will comprise:

- The applicant should work to **CITB benchmarks for local employment** when recruiting for construction-related jobs as per clause 8.28 of CPG8.
- The applicant should advertise all construction vacancies and work placement opportunities **exclusively with the King's Cross Construction Skills Centre** for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of **construction or non-construction work placement opportunities** of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre.
- The applicant must recruit **construction and non-construction apprentices** (1 per £3million of build costs) and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. Non-construction apprentices should be recruited through the Council's Economic Development team.
- The applicant must sign up to the **Camden Local Procurement Code**, as per section 8.30 of CPG8.
- Ensure delivery of a minimum of **one supplier capacity building workshop/"Meet the Buyer" event** to support small and medium enterprises within the London Borough of Camden.
- The applicant provide a **local employment, skills and local supply plan** setting out their plan for delivering the above requirements in advance of commencing on site.

16. Community Infrastructure Levy

- 16.1 The proposal would be liable for both the Mayor of London's CIL and the Camden CIL as the proposals is for additional units of residential accommodation. Based on the charging schedules and the information given on the plans, if the application were acceptable the charge, based on an uplift of 1,575sqm of residential floorspace on Zone B, is likely to be £78,750 (Mayoral) and £393,750 (Camden).

17. Conclusion

- 17.1 The proposal would provide 19x new residential units and improved commercial facilities for a long established Camden business. The proposal would provide 2x affordable units, which is below the target for a scheme of this size, but it is accepted that a policy compliant contribution would not be viable and the offer is made without prejudice by an existing and established business in order to finance the enhancement and improvement of its operation.
- 17.2 The design of the new buildings is considered to enhance the character and the appearance the local area with the added benefit of substantial public realm improvements. The new buildings would be sustainable and the inclusion of basement would not harm the local built or natural environment. The amenity of adjoining occupiers would largely be protected, but there would be an impact on daylight and to a lesser extent sunlight to neighbouring properties which although significant is considered to be acceptable in this instance due to the location and design of the neighbouring buildings. Furthermore, the Council's and the Mayors SPG both advise that a more flexible approach should be adopted in denser areas, and the applicant's daylight and sunlight information, and its conclusions, have been independently assessed and found to be reasonable.
- 17.3 Conditional planning permission is recommended subject to a section 106 agreement containing the following heads of terms:
- Affordable Housing Contribution (2x units)
 - Highways contribution and level plans (tbc)
 - Construction management plan including a community working group (CMP)
 - CMP Implementation Support Contribution (£7,564.50)
 - Public realm improvements (£100,000)
 - Car free housing
 - Carbon offset contribution (£7,965)
 - Sustainability Plan
 - Energy Efficiency/Renewable Energy Plan
 - Employment/Training Plan & contribution

18. LEGAL COMMENTS

18.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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: Site Location Plan PL001; PL003; PL004; PL010; PL011; PL025 Rev A; PL026 Rev B; PL099 Rev A; PL100 Rev C; PL101 Rev C; PL102 Rev C; PL103 Rev C; PL104 Rev C; PL200 Rev C; PL201 Rev C; PL311 Rev A; PL321 Rev A; PL322; BRE_112; BRE_113; BRE_114; BRE_115; BRE/54; BRE/55; Design and Access Statement by Clive Sall Architecture dated December 2016; Design Response by Clive Sall Architecture dated 28/07/2016; Energy Statement by Peter Deer and Associates dated April 2016; energy Addendum by Peter Deer dated 26/08/2016; Planning Statement by Savills dated April 2016; Noise Report by Emtec dated 11th September 2015; Sustainability Statement by Greengage dated April 2016; BREEAM Pre-assessment by Greengage dated April 2016; Ecological Appraisal by Greengage dated April 2016; Drainage Strategy Report by Stilwell dated March 2016; Drainage Strategy Addendum by Stilwell dated August 2016; Drainage Strategy Addendum dated February 2017; Detailed Daylight & Sunlight Report by GVA dated April 2016; GVA Addendum dated 04/08/2016; Daylight Sunlight Data Analysis by GVA dated 23/11/16; Internal Daylight Sunlight Analysis by GVA dated 08/10/2015; Construction Management Plan April 2016; Basement Impact Assessment by LBH Wembley dated October 2015; Basement Impact Assessment by LBH Wembley dated August 2017; Land Contamination, Geotechnical and Ground Movement Assessment by LBH Wembley dated October 2015; Construction Method Statement Rev A by GLASS dated August 2017; Piling Information by Berryrange dated 16/02/2017; Arboricultural Impact Assessment by Landmark Trees dated 29/02/2016; Construction Method Statement by Glass Light and Special Structures Ltd dated August 2015; GLASS Response to Campbell Reith dated 14/09/2016; Transport Statement by TPA dated April 2016; Campbell Reith Audit F1 dated October 2017; Independent Review of Daylight and Sunlight Assessment by Delva Patman Redler dated 07/02/2018; Additional Letter from Delva Patman Redler dated 27/02/2018.

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, balustrades, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 4 Prior to occupation, details of privacy screening, including additional screening for the windows to Site A facing the rear of Harwood Street shall be submitted to and approved in writing by the local planning authority. Such screening shall be implemented prior to occupation and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works, a method statement, including details of (removal/dismantling of the cobbled setts and granite kerb stones to Ferdinand Place including their protection during construction and any repair) shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the historic interest of the locally listed highway in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 6 Prior to the commencement of works, a strategy for salvage and appropriate reuse or disposal of demolished materials for no. 1 Ferdinand Place, including bricks but also the white-painted relief plaques set into the walls, shall be submitted to and approved by the local planning authority.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the character and appearance of the local area in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 7 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London

- 8 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. 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.

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 Development Framework Core Strategy.

- 9 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.

- 10 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 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.

- 11 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4(major apps only), D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

- 12 Before the development commences, details of secure and covered cycle storage areas for 31x cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their 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.

- 13 Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the 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.

- 14 Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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.

- 15 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 16 Prior to commencement of the development, 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 17 Prior to the first use of the premises for the commercial use hereby permitted, full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based

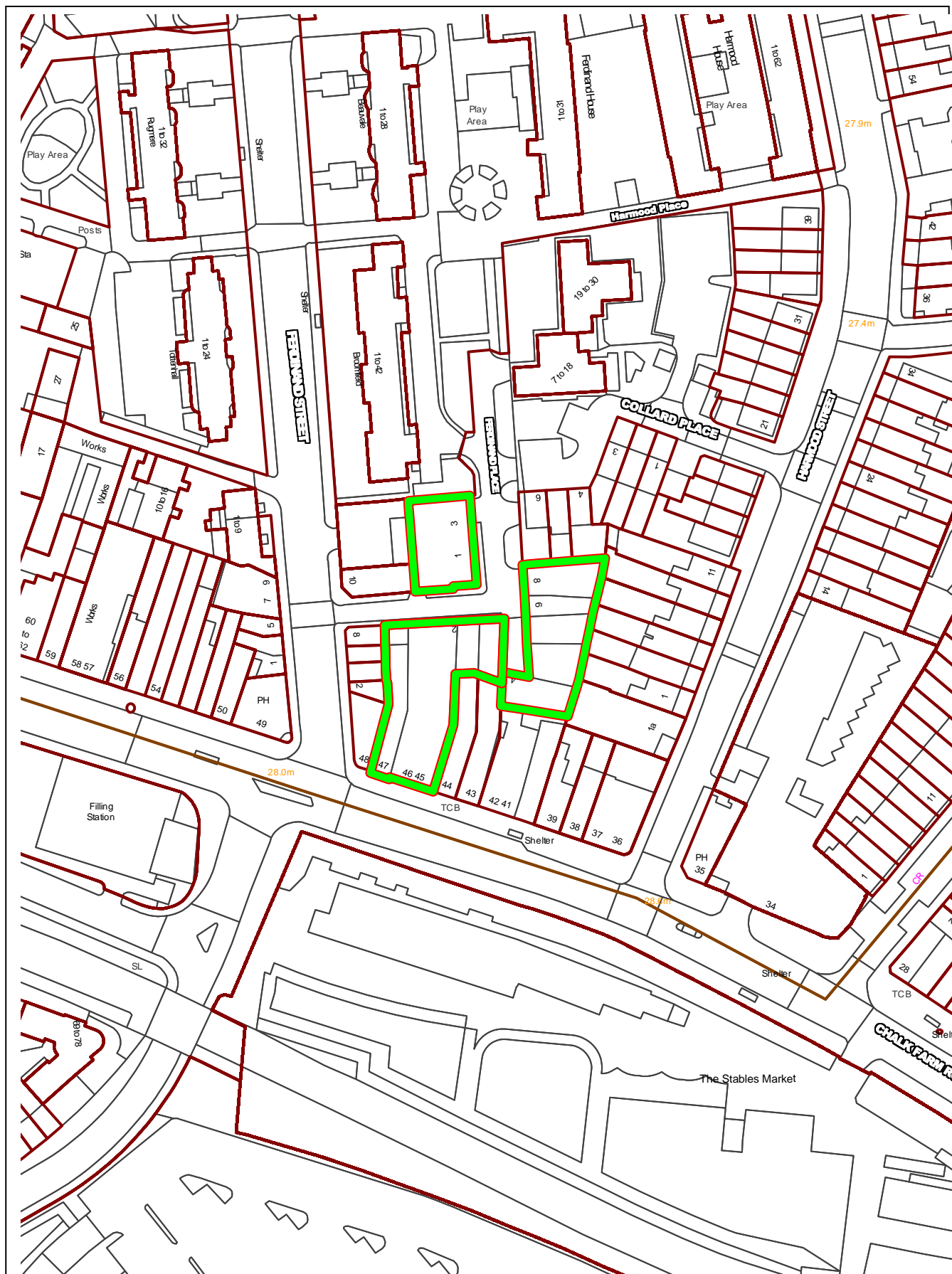
on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £78,750 for the Mayor's CIL and £393,750 (using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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>.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 8 With regard to condition ...above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at

<http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or
from the Environment Agency at www.environment-agency.gov.uk.

- 9 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.



Application No: 2016/2457/P
1-3 and 4, 6 and 8 Ferdinand Place
London, NW1 8EE

Scale:
1:1250
Date:
9-Mar-18



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1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



View east from
Ferdinand Street



View east down
Ferdinand Place

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



South of Site B and 10
Ferdinand Street



Corner of Site B
looking up
Ferdinand Place

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



Site A



View south down
Ferdinand Place

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P

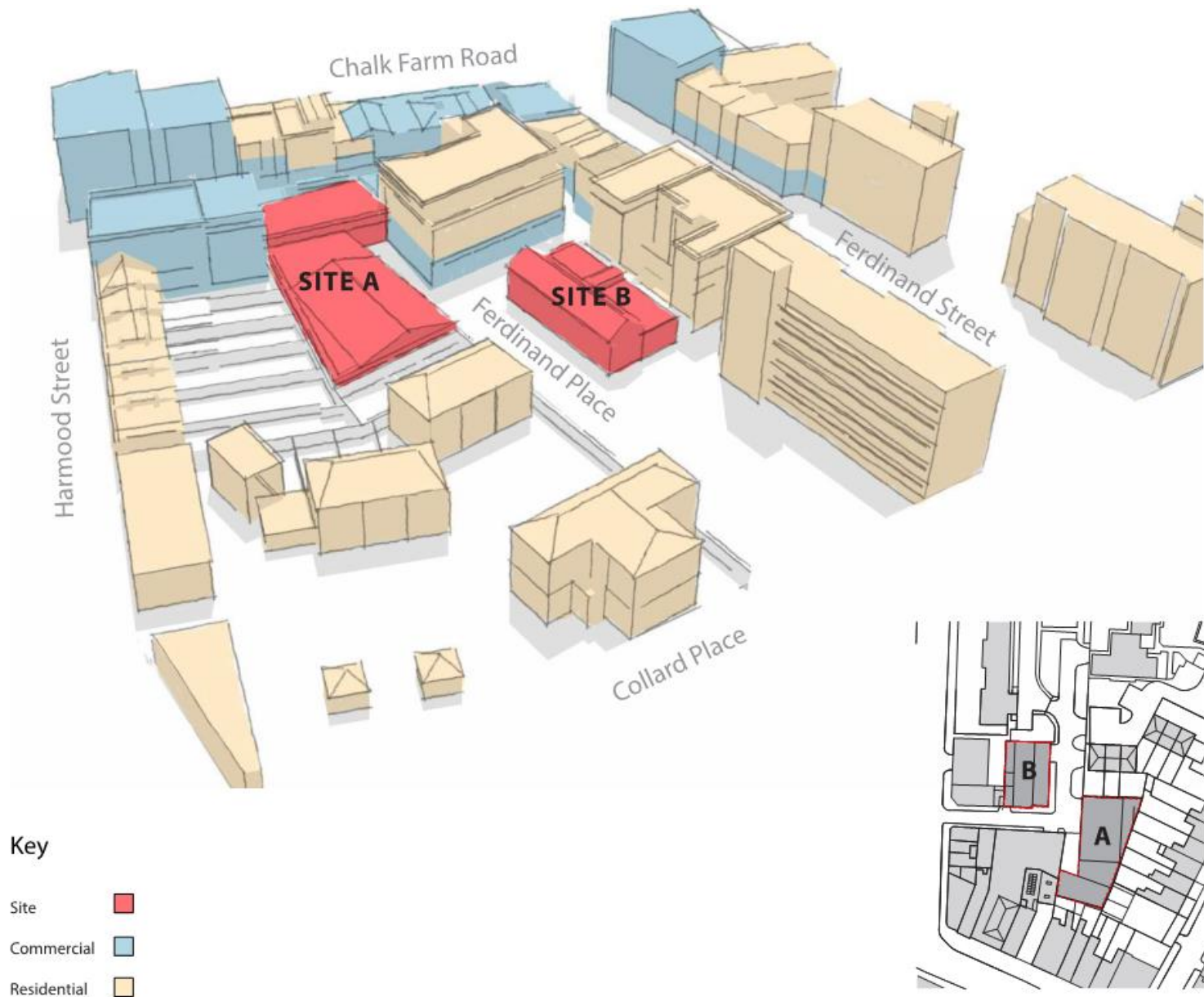


Site B and Broomfield

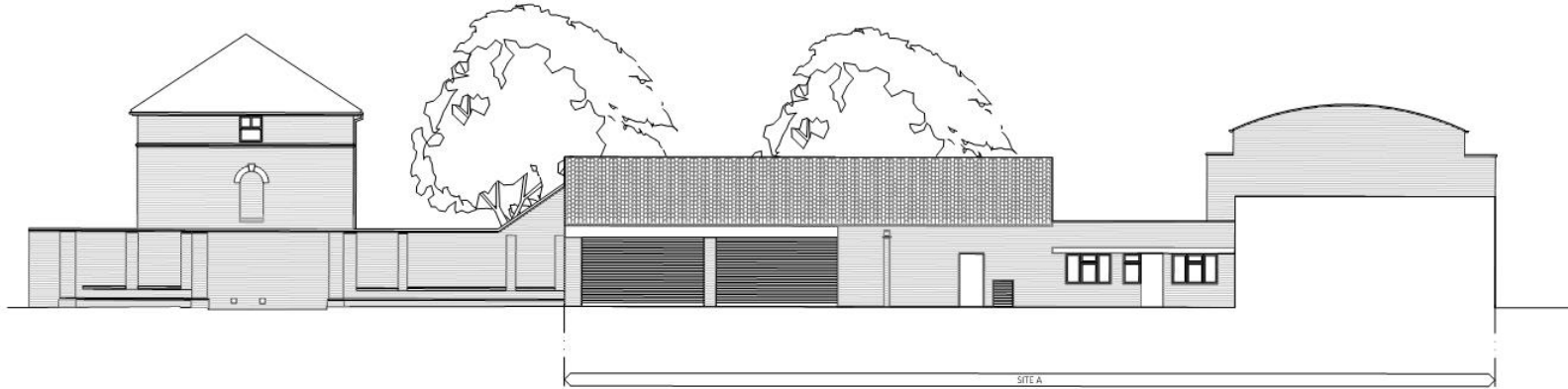


View north up Ferdinand Place

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



Site A
Existing West
Elevation &
North Section

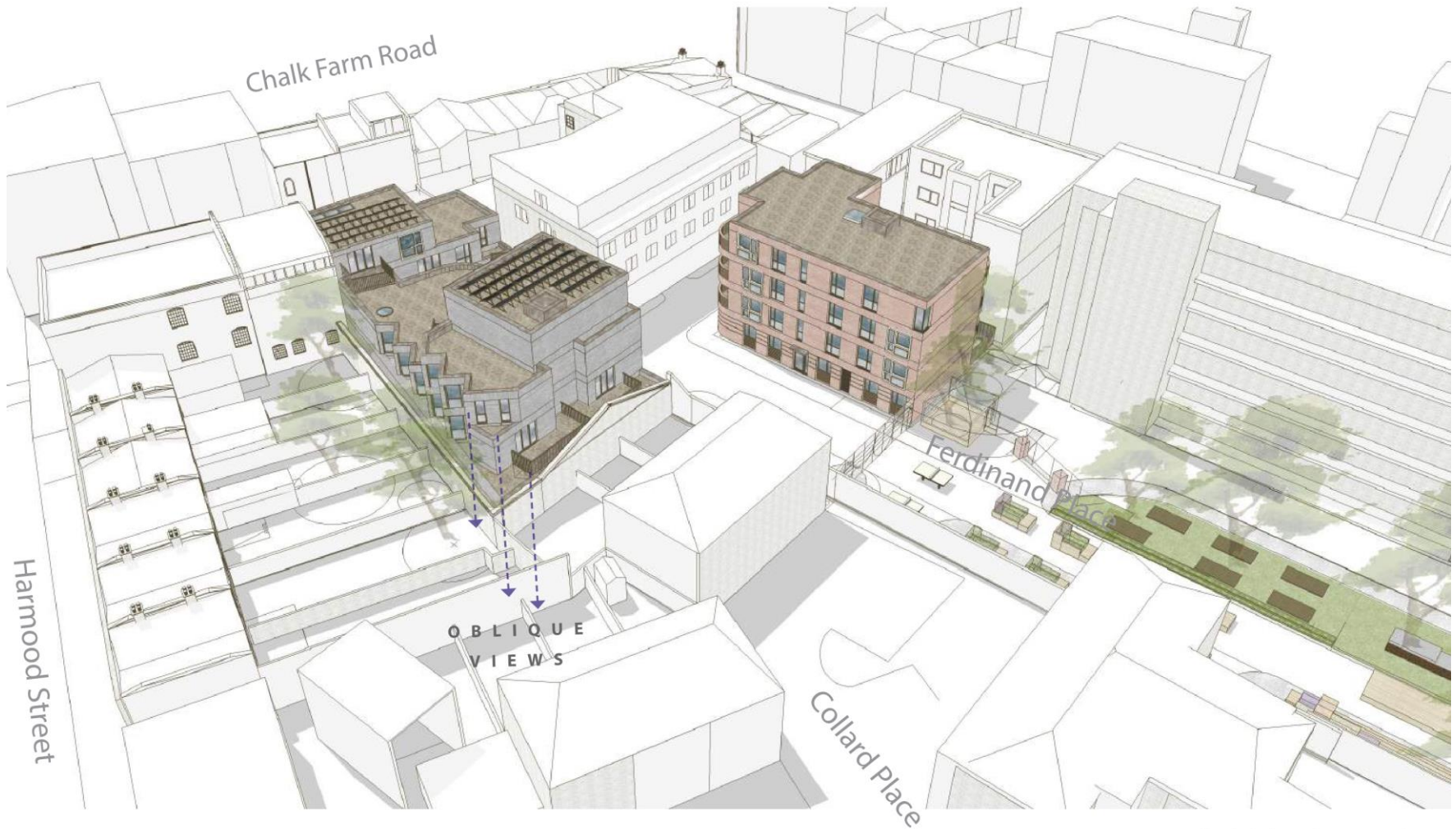
- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



Site B
Existing East &
South Elevations



- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



Aerial view from north

- [illegible]



Site A

Proposed East & West Elevations



ELEVATION E2 - East (Rear of Harmood Street properties)

The screenshot shows the 'Planning' page in the 'Frog' application. The page has a sidebar with 'Frog' and 'Planning' tabs. The main content area is titled 'PLANNING' and contains a large circular logo with the text 'NSB' and 'NSB AND ASSOCIATES'. Below the logo, there is a table with columns 'NAME', 'MC', 'CI', 'E-200 # A1', and '15/294'. The table has one row with the value '244' under the 'MC' column and 'A' under the '15/294' column.

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



Site B
Proposed South
and East Elevations



1-3 & 2,4 & 6 Ferdinand Place	1:200 @ A1	16/216
24A	1:200 @ A1	16/216

-
- The architectural drawings illustrate the design of the Leventon & Sons building. The top drawing is a perspective view of the building's exterior, showing a two-story structure with a gabled roof on the left, a central section with a flat roof and large windows, and a right section with a curved roof. The bottom drawing is a cross-section of the building, showing the internal layout, including the ground floor with a large open space, the first floor with a mezzanine, and the roof structure. Labels indicate various architectural features and materials.

Site A West Elevation Existing and Proposed

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



Site A North Section Existing and Proposed Elevation

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



Site B South Elevation Existing and Proposed

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



Site B East Elevation Existing and Proposed

- 1-3 & 2,4 & 6 Ferdinand Place 2016/2457/P



View south



View east

CGIs