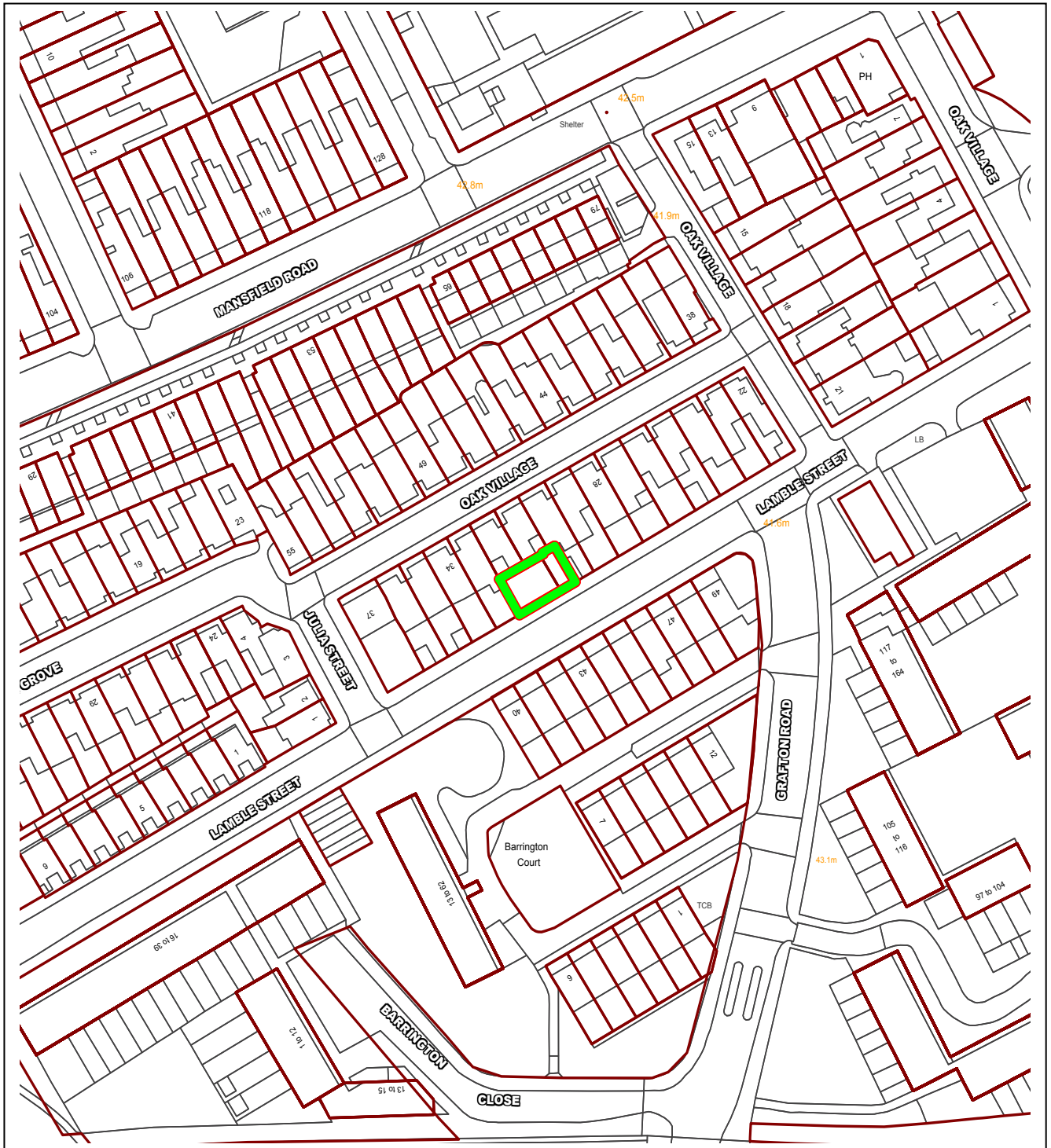


2019/6436/P
80 Lamble Street, NW5 4AB



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Fig 3: Aerial photo showing Lamble St / Oak Village



Fig 4: Street front view from west



Fig 5: Street front view from east

80 Lamble Street, NW5 4AB
Site Photographs
December 2019

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	20/04/2020
	N/A	Consultation Expiry Date:	06/07/2020
Officer	Application Number(s)		
Joshua Ogunleye	2019/6436/P		
Application Address	Drawing Numbers		
80 Lamble Street London NW5 4AB	See decision notice		
Proposal(s)			
Change of use of existing B1a/B8 use Space to form 2 x 2bed flats (C3), together with alteration to the existing ridge height and other alterations.			
Recommendation(s):	Grant conditional planning permission subject to s106 legal agreement		
Application Type:	Full Planning Permission		

Consultations

Adjoining Occupiers:		No. of responses	02	No. of objections	02
<p>Summary of consultation responses:</p>	<p>Four site notices were displayed on Lamble Street and Oak Village.</p> <p>Site notice displayed 12/06/2020 to 06/07/2020</p> <p>One objection was received from the owner/occupier of 33 Oak Village which has been summarised below.</p> <ol style="list-style-type: none"> 1. Loss of employment use - The conversion of the property into 2 residential units will reduce the amount of employment use and jobs. 2. Overlooking/loss of privacy - This design will allow the occupants of 80 Lamble Street to overlook directly into the rear bedroom windows of 30, 31, 32 and 33 Oak Village. 3. Noise and disturbance resulting from use - The creation of these courtyards and the forming of bedrooms on the 1st floor will mean an increase in noise and light pollution. 4. Impact of additional car parking / Traffic generation - The area around Oak Village, Elaine Grove, Julia Street and Lamble Street is heavily congested and parking spaces are hard to locate. 5. Design, size and height of new buildings or extensions. <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. <i>Land use related concerns has been addressed in section 4 of this report.</i> 2. <i>Overlooking/privacy related concerns has been addressed in section 7 of this report.</i> 3. <i>Noise related concerns has been addressed in section 7 of this report.</i> 4. <i>Parking and transport related concerns has been addressed in section 8 of this report</i> 5. <i>No new building are being proposed in this application. Design related concerns has been addressed in section 6 of this report</i> 				
<p>Elaine Grove and Oak Village Residents Association</p>	<p>Elaine Grove and Oak Village Residents Association objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • The design proposes 2 courtyards directly next to the courtyards of 30 Oak Village and 31 OV, and gardens of 32 OV and 33 OV (hereafter called 'OV'). There are concerns from neighbours about privacy and rights of light due to these courtyards and to the roof being raised. • We suggest the architects come and have a look to see our concerns re privacy re: The current skylights are perpendicular, i.e. do not face towards the 4 Oak Village properties. The skylights in the ROOF also seen to be covered by corrugated iron meaning right now there is privacy. And in any case the 				

building is only used by daytime. The proposed new skylights are on the roof facing upwards; and moreover they will open, therefore allow domestic noise and smells

- Asbestos roof - we would like to know how the asbestos will be removed and its impact on the patios / yards and therefore residents doing building. NB resident at 32OV is unwell, and resident at 31OV has severe asthma.
- The impact of new uses of buildings or of land. The current building at 80LS is quiet at night, and at weekends due to its being a business.

Officer response:

1. *Land use related concerns has been addressed in section 4 of this report.*
2. *Overlooking/privacy related concerns has been addressed in section 7 of this report.*
3. *Noise related concerns has been addressed in section 7 of this report.*
4. *Parking and transport related concerns has been addressed in section 8 of this report*
5. *Design related concerns has been addressed in section 6 of this report*

Site Description

The building is located on a stretch of Lamble Street where the north side of the street frontage comprises tall walls and gateways to the back gardens of Oak Village, while on the south are the fronts of houses (40-49 Lamble St). The site is not listed nor located in a Conservation Area.

80 Lamble St is a former milk float shed which originates from the late 1940's or early 1950's. It was converted into architects' offices in the 1980's. There is currently an extant planning permission (2017/0563/P granted in 2017) for the change of use change the use of the building from a commercial office to a single residential 3 bedroom home which is due to expire on 23/08/2020.

Relevant History

Application Site:

2017/0563/P: Planning permission was granted for "Change of use from office (B1a) to single-residential unit (C3); and installation of 1 x window to street elevation and 3 x rooflights, with part demolition of single-storey front extension to form garden amenity space." Granted on 23/08/2017

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Intend to publish London Plan (2019)

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Protection, enhancement and management of biodiversity

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

Policy D1 Design
Policy E2 Employment premises and sites
Policy G1 Delivery and location of growth
Policy H1 Maximising housing supply
Policy H4 Maximising the supply of affordable housing
Policy H6 Housing choice and mix
Policy H7 Large and small homes
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG Design (2019)
CPG Amenity (2018)
CPG Transport (2019)
CPG Employment sites and business premises (2018)
CPG Energy efficiency and adaptation (2019)
CPG Developer contribution (2019)

Assessment

1.0 PROPOSAL

- 1.1. Planning permission is sought for the change of use of existing office/warehousing space (Class B1a/B8) to form 2 x 2 bed flats (Class C3), together with alterations to the existing ridge height and other alterations.
- 1.2. The proposal includes:
 - The installation of green roof, PV panels and rooflights on the flat roof areas.
 - The removal of existing asbestos roof covering with grey insulated roof panels
 - 300mm increase to the main roof's ridge height.
 - Installation of replacement front doors and installation of new windows and doors.
- 1.3. The following works already benefit from planning permission under application reference 2017/0563/P dated 23/08/2017 and form a material consideration in the assessment of the current application:
 - The change of use of an B1a/B8 use space to residential use (single family dwelling) (C3)
 - Front elevation alteration including increase to ridge height by 300mm.
- 1.4. The key difference between this application and the previous permission is the creation of two self-contained flats rather than one single family dwelling together with additional rooflights and the change of roofing materials from asbestos to standing Seam roof.

1 Revision

1.2 Revised drawings were submitted showing the location of onsite communal storage, new window openings and revised site access.

2 ASSESSMENT

- 2.2 The main issues to be considered as part of the assessment of the proposal include:
- Land Use and Dwelling Mix (Section 3)
 - Affordable housing (Section 4)
 - Standards of accommodation (Section 5)
 - Design (Section 6)
 - Amenity (Section 7)
 - Transport (Section 8)

- Sustainability (Section 9)

3 Land Use

3.2 Policies E2 of the Local Plan seeks to protect employment space in the borough by retaining land and buildings that are suitable for continued business; and resisting the loss of office space, unless it can be demonstrated to the Council's satisfaction that a building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time. When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential use.

3.3 This application is similar to a previously approved scheme on the same site (reference number 2017/0563/P granted on 23/08/2017) for the change of use from office (B1a) to single- residential unit (C3). This permission remains extant and expires on 23/08/2020. Officers note that there has been no changes to the local plan or material considerations within the immediate area. Therefore, the loss of B1(a) space remains acceptable and shall not be re-assessed.

Dwelling Mix

3.4 Policy H7 of the council's Local Plan aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. Table 1: of Policy H7 gives priority to the supply of 2 and 3 bedroom properties for market rent. The current proposal would provide an additional high priority dwelling size when compared to previously approved application 2017/0563/P which is welcomed.

4 Affordable Housing

4.2 Policy H4 of the Council's Local Plan aims to maximise the supply of affordable housing and exceed a borough wide strategic target of 5,300 additional affordable homes from 2016/17 - 2030/31, and aim for an appropriate mix of affordable housing types to meet the needs of households unable to access market housing. The council expect a contribution towards affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more.

4.3 A sliding scale target applies to developments that provide one or more additional homes where the uplift is fewer than 10 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment in lieu of affordable housing. Payments-in-lieu are derived by calculating the affordable housing floorspace required, and converting this to a payment using a 'cost' per sqm.

4.4 Based on the proposed uplift of 141 sqm (GIA) residential floorspace, the sliding scale in this instance would require a provision equal to 2% of the total C3 floorspace (expressed in GEA).

4.5 The Council's current adopted multiplier for calculating a payment-in-lieu within market residential schemes is £2,650 per sqm (based on GEA). The proposed uplift would be 184sqm in GEA, which provides an overall requirement of £9,752.00. This financial contribution will be secured via a section 106 agreement.

5 Standards of accommodation

5.2 The proposals would result in the creation of 2 self-contained flats comprising 2Bed 3person units of the following sizes:

<u>Flat (minimum requirements)</u>	<u>Flat A</u>	<u>Flat B</u>
GIA (62sqm)	65sqm	65sqm
Floor To Ceiling height (2.3m)	2.3m – 3m	2.3m – 3m
Storage (1.5)	1.6	1.6
Cycle Store	X2	X2
Amenity Space (6sqm)	7sqm	77qm

5.3 The building would be separated vertically and both units would be on two levels. They would each have a floor area of 65sqm (GIA). The proposed units would have a minimum floor to ceiling height that ranges from 2.3m to 3m. Both units would benefit from dual aspect and outlook from the front and rear at ground floor level. Internal storage would also be provided. Both units would meet the minimum space standards and provide a good standard of residential accommodation.

5.4 Both properties would benefit from outdoor amenity space of a design similar to the previously approved scheme in the form of an enclosed court yard. Officers have given regard to the existing and already approved scheme and consider that the proposed private amenity space would benefit from acceptable levels of daylight.

6 Design

6.2 Policy D1 (Design) states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area.

6.3 Elevation alterations include the installation of front elevation windows and doors as well as side elevation windows. The windows would be aluminium framed and appear symmetrical on the host property's front elevation. The host building would retain the existing industrial character and appearance through the installation of a replacement standing seam zinc roof on the main roof. Green roofs would be installed on the two side flat roofs (replacing the existing asbestos roof) which would improve the biodiversity of the site and is welcomed. The final choice of materials will be important to ensure that the quality of detailing responds to the character and appearance of the building. Therefore a condition would be added requesting further details of the proposed windows, roof and door to be submitted prior to installation. A condition would be added requesting that the asbestos removal plan is submitted prior to works commencing.

6.4 Works to increase the existing ridge height would be visible from the public realm. The proposed alteration would result in the ridge having a vertical uplift by 300mm along its existing profile. The new ridge height would maintain a 200mm set down from the rear parapet of No.32 and 33 Oak Village's rear projection. Officers' note that the existing bricks works would match existing as such it is not considered that the proposed alterations would adversely harm the host property's character and appearance where it would be visible within the streetscene.

6.5 The proposed development is in general accordance with Policy D1 of the Camden Local Plan 2017 and the proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

7 Amenity

7.2 Policy A1 (Managing the impact of development) states that the Council will not grant permission

for development that would result in harm to the quality of life for surrounding occupiers and neighbours. For a development of this kind, the main considerations outlined by this policy would be impacts in terms of privacy, outlook, natural light and noise disturbance.

Overlooking / privacy

- 7.3 The proposed front elevation openings would face the street scene and allow active surveillance of the public realm. It is not considered that their positioning or size would give rise to adverse overlooking impact.
- 7.4 The new rear elevation opening would be at ground floor level and would front an existing rear boundary wall. No new rear elevation windows are proposed above ground floor level.
- 7.5 The proposed side elevation and roof light openings would replace similar openings along the same elevation albeit in new positions along the same elevation with reduced sizes. Officers have given regards to the positions of rear elevation windows No. 30, 31, 32 and 33 Oak Village. These properties are located to the north of the application site.
- 7.6 All new openings above ground level would be on the host property's eastern and western side, no north facing openings are being proposed above ground floor level. Given the orientation of the proposed openings within the context of neighbouring properties, it is considered that the proposed work would not give rise to direct overlooking impact on the rear windows of the property at Oak Village.

Light Pollution

- 7.7 The use of the first floor space as habitable space with the current roof glazing and window arrangement was considered acceptable as part of planning reference 2017/0563/P.
- 7.8 The proposed replacement rooflights being in this application would be of a reduced size when compared to the existing roof level glazing. Similarly the proposed side elevation glazing would be of a reduced size when compared to existing. Officers consider the reduction in opening size would contribute positively to reducing light pollution within the surrounding rear garden area. As such it is not considered that the proposed works would give rise to adverse light pollution impacts on neighbouring properties.

Overbearing impact / daylight

- 7.9 The proposed ridge height increase of 300mm would only impact a blank elevation of the rear projection of No. No.32 and 33 Oak Village. The proposed ridge height would remain 200mm below the rear parapets of No. No.32 and 33 Oak Village as such would not adversely compromise the rear roof terraces of the neighbouring properties. Furthermore officers consider the proposed height increase would be modest within its setting and would not result in adverse overbearing impacts on the neighbouring rear gardens. Likewise, the increase in ridge height would not result in a reduction to light levels given the increase would sit lower and within the shadow of the blank rear elevation wall of the properties behind.

Noise

- 7.10 The proposed rear courtyard area would be similar in terms of its location as the previously consented scheme. Given that the proposed residential use would be of a similar character to the surrounding residential properties, officers do not consider they would result in adverse noise impact in terms of disturbance from the use of the rear courtyard for 2 additional residential dwellings.

8 Transportation Considerations

- 8.2 The site has a PTAL score of 4, which indicates that it is highly accessible by public transport. The nearest station being Gospel Oak Overground, located to the north of the site, whilst numerous bus services are available from Mansfield Road.

Car Free

8.3 Policy T2 of the local plan states that the Council 'will limit the availability of parking and require all new developments in the borough to be car-free'. No car parking spaces are provided within the site. This is in order to reduce air pollution and congestion and improve the attractiveness of an area for local walking and cycling.

8.4 The applicant has indicated support to make the proposal a car-free development. This would be secured by a s106 legal agreement.

Cycle parking

8.5 Cycle parking spaces are proposed in a communal cycle store area at ground floor and would be accessible and step free. The amount of spaces required is applied to the additional floor space in accordance with table 6.3 of the London Plan 2016 and four spaces would be required for 2 x 2 bedroom dwellings. The proposed cycle store provisions would be in accordance with CPG (Transport) and would be secured by planning condition.

8.6 Transport have also recommended a highways contribution to repair any damage to the pavement following the works which would be secured by S106 agreement.

9 Sustainability

9.2 Policy CC1 of the Local Plan requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards and promote zero carbon developments to minimise the effect of climate change. Officers consider proposed 8 PV panels on the roof would contribute to supporting and encouraging efficient energy use. A condition would be added to secure the details of the proposed panels, prior to occupation.

9.3 The installation of a green roof on the flat roof area would be welcomed, this will add interest when viewed from above and also contribute towards the sustainability and biodiverse benefits of the development. A condition has been added to secure details of the substrate/planting species and maintenance prior to commencement of the structure to ensure the green roof is sustainable and viable.

9.4 The proposed development has been reviewed by the Council's Trees Officer who has no objections to the scheme being approved subject to the condition that tree protection details for the trees in the street outside the property are secured prior to the commencement of works on site.

10 RECOMMENDATION

6.1 Grant conditional planning permission subject to s106 legal agreement.

- Car free
- Affordable housing contribution of £9,752.00.
- Highways contribution (to be confirmed)

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th August 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Application ref: 2019/6436/P
Contact:
Tel: 020 7974
Date: 12 August 2020

Telephone: 020 7974 **OfficerPhone**

Mr Ben Stringer
Basement flat
44 Regents Park Road
London
NW1 7SX
United Kingdom

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
80 Lambale Street
London
NW5 4AB

Proposal:

Change of use of existing B1a/B8 use to form 2x 2bed flats (C3), together with alteration to the existing ridge height and other alterations.

Drawing Nos: Site Location Plan, Existing roof Plan (Revised Feb 2020), Existing Roof and Floor Plan (Revised Feb 2020), Section (as Existing) (Revised Feb 2020), Elevation (as Existing) (Revised Feb 2020) (Received 12/2/2020)

Front Elevation Proposed (Revised June 2020), Ground Floor Proposed (Revised June 2020), First Floor Plan Proposed (Revised June 2020), Roof Plan Proposed (Revised June 2020), Side (east) Elevation Proposed (Revised June 2020), N/S Section Proposed (Revised June 2020) (Received 11/06/2020)

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

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

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

Condition(s) and Reason(s):

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

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

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

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Existing roof Plan (Revised Feb 2020), Existing Roof and Floor Plan (Revised Feb 2020), Section (as Existing) (Revised Feb 2020), Elevation (as Existing) (Revised Feb 2020) (Received 12/2/2020) Front Elevation Proposed (Revised June 2020), Ground Floor Proposed (Revised June 2020), First Floor Plan Proposed (Revised June 2020), Roof Plan Proposed (Revised June 2020), Side (east) Elevation Proposed (Revised June 2020), N/S Section Proposed (Revised June 2020) (Received 11/06/2020)

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

- 4 Before the relevant part of the work is begun, detailed drawings, of materials as appropriate, in respect of windows, doors and roofing, 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, 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 of the London Borough of Camden Local Plan 2017.

- 5 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

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 D1 and A3 of the London Borough of Camden Local Plan 2017.

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

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

- 7 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 local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 Plan 2017.

- 8 Before the development commences, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 9 No development shall commence until:
(a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and

(b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

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

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 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).

- 5 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate