

Application ref: 2019/4473/P  
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Date: 29 October 2020

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

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Quod  
Quod  
Ingeni Building  
17 Broadwick Street  
London  
W1F 0AX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:

#### **Land at Kiln Place**

**(Blocks 1-64 65-80 81-96 97-104 105-116 117-164; entrance ways into 81-96; land between 81-96 and 117-164; land between Kiln Place and Meru Close; land to east of Kiln Place and playground between blocks 65-80 and 81-96)**  
**London**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2014/6697/P dated 31/03/2015 (as amended by 2016/2651/P dated 10/03/2017 and 2017/4471/P dated 04/06/2018) for (for development of 15 residential units on 6 sites across Kiln Place estate); namely alterations to refuse store location and new refuse stores, reassignment of wheelchair unit and conversion of existing garage to wheelchair parking space, alteration to parking bays at site 5, relocation of cycle store to corner of Kiln Place and Lamble Street, minor alteration to design of amenity areas, omission of front gardens to 81-96 Kiln Place, reconfiguration of road between site 1 and 2, erection of bollards, changes to landscaping including relocation of trees and omission of brown and green roofs.

Drawing Nos:

Superseded: 116\_P\_01P Rev J; 116\_P\_02P Rev X; 116\_L\_001 Rev M; 116\_L\_101 Rev K; 116\_L\_201 Rev K; 116\_L\_002 Rev G; 116\_L\_102 Rev F; 116\_L\_202 Rev G; 116\_E\_01 Rev E; 116\_E\_02 Rev B; 116\_E\_05 Rev D; 116\_E\_08 Rev D; 116\_E\_09 Rev C; 116\_E\_12 Rev E; 116\_E\_13 Rev D; 116\_E\_15 Rev B

Revised: 116\_P\_01P Rev N; 116\_L\_001 Rev V; 116\_L\_101 Rev M; 116\_L\_201 Rev M; 116\_L\_002 Rev R; 116\_L\_102 Rev H; 116\_L\_202 Rev J; 116\_E\_01 Rev G;

116\_E\_02 Rev F; 116\_E\_05 Rev G; 116\_E\_08 Rev F; 116\_E\_09 Rev E; 116\_E\_12 Rev H; 116\_E\_13 Rev F; 116\_E\_15 Rev E; 116\_E\_16 Rev A; 116\_P\_02P Rev E; Planning Statement prepared by Quod dated May 2020; Proposed Tree Planting Location Assessment prepared by Tree Aware dated July 2019; Ecological Enhancement Strategy prepared by The Ecology Consultancy dated 11/11/2019

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from 31 March 2015, the date of the original permission ref 2014/6697/P.

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

- 2 For the purposes of this decision, condition no.2 of planning permission 2014/6697/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Planning Statement by Quod Planning dated October 2014 (As amended by letter from Quod dated August 2016); 116\_S\_01 Rev D; 02 Rev B; 06 Rev A; 116\_E\_03 Rev C; 04 Rev B; 14 Rev A; 23318\_01 Rev 2; Additional elevations and images; Tree survey overlay drawing; Arboricultural Method Statement by Tree Aware Ltd dated 26/9/2014; Arboricultural Impact assessment by Tree Aware Ltd dated 26/9/2014; Tree Survey by Tree Aware Ltd dated 23/01/2014; Habitat Survey by Ramboll dated October 2014; Design and Access Statement by Peter Barber Architects dated October 2014; Flood Risk Assessment by Ramboll dated October 2014; Daylight/Sunlight report dated 16/9/2014; Energy Strategy and CFSH Report by Ramboll dated 30/09/2014; Transport Statement by Ramboll dated September 2014; Construction Management Plan by JMP dated 16/7/2014; Geotechnical and Environmental desk study by Ramboll dated October 2014; Noise and vibration impact assessment by Ramboll dated October 2014 and Waste Assessment by Ramboll dated 20/10/2014; 116\_E\_06 Rev C; 116\_E\_07 Rev C; 116\_E\_10 Rev B; 116\_E\_11 Rev C; 116\_S\_03 Rev D; 116\_S\_04 Rev B; 116\_S\_05 Rev C; Planning Statement prepared by Quod dated May 2020; Proposed Tree Planting Location Assessment prepared by Tree Aware dated July 2019; Ecological Enhancement Strategy prepared by The Ecology Consultancy dated 11/11/2019; 116\_P\_01P Rev N; 116\_L\_001 Rev V; 116\_L\_101 Rev M; 116\_L\_201 Rev M; 116\_L\_002 Rev R; 116\_L\_102 Rev H; 116\_L\_202 Rev J; 116\_E\_01 Rev G; 116\_E\_02 Rev F; 116\_E\_05 Rev G; 116\_E\_08 Rev F; 116\_E\_09 Rev E; 116\_E\_12 Rev H; 116\_E\_13 Rev F; 116\_E\_15 Rev E; 116\_E\_16 Rev A; 116\_P\_02P Rev E

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

- 3 The development shall be carried out in accordance with the colour, texture, face-bond and pointing of the sample panel of the facing brickwork approved in connection with 2017/3803/P on 21/11/2017 and 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 D1 of the London Borough of Camden Local Plan 2017.

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the trees.

- 5 Prior to the commencement of either:  
a) the development;  
b) works in connection with the provision of new entrances to 81-96 Kiln Place;  
or  
c) works in connection with the playground;

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". 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.

- 6 The development shall be carried out in full accordance with the detailed drawings and samples approved under 2017/3803/P on 21/11/2017 and 2018/0576/P on 11/06/2018 or any subsequent submission of detailed drawings, or samples of materials as appropriate, in respect of the following, approved in writing by the local planning authority before the relevant part of the work is begun:

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. 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.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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

- 8 The remediation measures for soil, groundwater contamination and landfill gas shall be implemented strictly in accordance with the scheme approved under 2018/2438/P dated 03/12/2018 as verified by 2019/3682/P dated 09/01/2020.

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 C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the commencement of development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the provision of new entrances to 81-96 Kiln Place, or works in connection with the playground, details of secure and covered cycle storage areas for 22 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.

- 10 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

- 11 The development shall be carried out in accordance with the noise mitigation measures to ensure acceptable internal noise levels within the proposed residential units as set out in the Noise and vibration impact assessment by

Ramboll dated October 2014 and no unit shall be occupied until the mitigation measures relevant to all units have been installed.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 12 The sustainable drainage system shall be carried out in accordance with the details approved under 2017/3804/P dated 27/02/2018 or any subsequent submission of details of a sustainable urban drainage system approved in writing by the local planning authority before the relevant part of the work is begun. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating at least 50% attenuation of all runoff. The development shall incorporate the systems as approved which shall thereafter be retained and maintained in accordance with the approved details and the manufacturers' recommendations.

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

- 13 No development shall take place on either;
- a) the development;
  - b) works in connection with the playground; or
  - c) works in connection with the provision of new entrances to 81-96 Kiln Place other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, until full details of hard and soft landscaping and means of enclosure of all un-built, open areas prepared in consultation with the Councils transport department have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

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

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

Camden Local Plan 2017.

- 15 \* Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied and shall be retained in perpetuity for no purpose other than for the provision of social rented housing, in line with the definition for such as set out within Camden Supplementary Planning Document "Affordable Housing and Housing in Mixed-Use Development" and the requirements of the London Plan in relation to Social Rented Housing as such may be; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Social Landlord registered with the Regulator or any other body organisation or company registered with the Charity Commissioners for England and Wales and approved by the Homes and Communities Agency or the Regulator or the Council.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies H4, H5, H6, H7 and DM1 of the London Borough of Camden Local Plan 2017.

- 16 \* Prior to first occupation of any of the residential units, the landowner shall ensure through agreement that occupiers of the new units are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay; shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that the development does not contribute to increased car use and parking congestion in accordance with the requirements of policies T2 and DM1 of the London Borough of Camden Local Plan 2017.

- 17 \* Code for Sustainable Homes

The development shall be implemented in accordance with the design stage Sustainability Assessment approved 28/06/2017 (planning ref: 2017/2173/P) and the post completion certificate certificate which demonstrates that the development has achieved Level 4 approved under 2019/5617/P dated 10/01/2020.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 18 \* Service Management Plan

The development shall not be serviced other than in accordance with the Servicing Management Plan approved under 2020/0472/P dated 09/04/2020 or any subsequent submission of a Servicing Management Plan approved in

writing by the local planning authority. The plan shall include details of the proposed layout and access routes and how they will accommodate appropriately sized servicing vehicles.

Reason: To avoid obstruction of the surrounding streets and ensure the safety of pedestrians, cyclist and other road users, in accordance with the requirements of policies T1, T4 and A1 of the London Borough of Camden Local Plan 2017.

19 \* Local employment

The applicant and/or developer shall carry out the agreement approved by the local planning authority 18/10/2017 (planning ref: 2017/3509/P) to ensure the following:

a) an agreement with Kings Cross Construction Skills Centre to ensure that all job vacancies during the construction phases are registered with KSCSC at the same time as other recruitment efforts and all reasonable endeavours are used to ensure that no less than 20% of the work force is comprised of residents of the London Borough of Camden,

b) an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 2 construction trade apprentices employed for at least 52 weeks each

c) confirmation that the necessary measures to support and ensure the recruitment and training of each apprentice have been put in place;

d) an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 3 work placements of no less than 2 weeks each;

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policies E1 and E2 of the London Borough of Camden Local Plan 2017.

20 \* Local procurement

On or prior to Implementation, the developer shall meet with the Council's Economic Development Local Procurement Team (or any successor department) at least one month before tendering contracts to agree the specific steps that will be taken to give effect to the Local Procurement Code.

The construction of the Development shall not be carried out otherwise than in accordance with the programme for local procurement approved 18/10/2017 (planning ref: 2017/3509/P) or any subsequent submission of a programme for local procurement approved in writing by the local planning authority. The programme shall detail opportunities for local businesses to bid/tender for the provision of goods and services to the Development in accordance with the Council's Local Procurement Code and the developer shall use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply

of goods and services.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policies E1 and E2 of the London Borough of Camden Local Plan 2017.

- 21 \* The measures contained in the Construction Management Plan approved 11/08/2017 planning ref: 2017/3959/P shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T4 and A1 of the London Borough of Camden Local Plan 2017.

- 22 \* The development shall be carried out with the plans demonstrating the levels at the interface of the development with the boundary of the Property and the Public Highway approved 18/10/2017 (planning ref: 2017/3805/P).

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy T3 of the London Borough of Camden Local Plan 2017.

- 23 In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be progress on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with \* in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy DM1 of the London Borough of Camden Local Plan 2017.

- 24 \* Ecological Enhancement Strategy

The ecological enhancement measures including 18 trees shall be carried out in accordance with the Ecological Enhancement Strategy, prepared by The Ecology Consultancy dated 11/11/2019, hereby approved by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity in accordance with policies D1, A2 and A3 of London Borough of Camden Local Plan 2017.



## 25 \* Bin and Cycle Stores

Prior to first occupation of any of the residential units, the bin and cycle stores (4 x refuse stores and 2 x cycle stores) approved under 2020/0424/P dated 7/05/2020 shall be provided in their entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities and refuse and recycling facilities in accordance with the requirements of policy T1 and CC5 of the London Borough of Camden Local Plan 2017.

### Informative(s):

#### 1 Reason for granting permission

Following changes to the waste strategy only five homes (rather than all of the 15 approved dwellings) would have individual refuse and recycling stores and a kerb side collection. A new MetroSTOR with capacity for 5 Eurobins would be located on the corner of Lambie Street and Kiln Place and existing Store 3 would be used for the storage of recyclable waste. This is in accordance with the waste strategy approved under 2020/0424/P. Urban design have reviewed the location and design of the waste store and these are considered acceptable.

The revised strategy requires the provision of some refuse stores beyond the application site boundary (refuse store 2, 3 and 4). These were approved under planning ref: 2020/0424/P.

Approval is sought for Unit 6 (1 Bed-2 Person) to become a wheelchair unit, with Unit 5.1 (previous 1 Bed-2 Person) returning to a 'general needs' social rented unit. Unit 6 offers a more favourable space for a wheelchair user. The existing garage space, which would have become the cycle store for the dwellings approved under 2014/6697/P, would become the wheelchair parking space for Unit 6 as it is within close proximity to this dwelling.

At Site 5, the parking bay arrangements would be altered so that the wheelchair accessible bay would be provided closer to Unit 5.3. This amended parking layout allows a further standard parking bay to be provided to bring the total number of car parking spaces in this location to four (including the wheelchair bay). The redevelopment of the Kiln Place estate would still result in an overall net reduction of 10 parking spaces and therefore remains consistent with the principle objective of Policy T2.

As the original location of the cycle store is required for the wheelchair parking space, bike hangars are now proposed. A bike hangar for 4 cycles would be located close to the junction of Lambie Street and Kiln Place and 2 bike hangars (for 10 cycles in total) would be located outside the site boundary within the Kiln Place Estate (in an area of existing hardstanding, located immediately to the south east of the playground). The location of the cycle stores have been reviewed by transport and the design and location of the cycle stores are considered acceptable. The 2 bike hangars located outside the

site boundary have been approved under planning ref: 2020/0424/P.

The approved front gardens and entrances to the ground floor dwellings at 81-96 Kiln Place would be omitted. Instead, it is proposed to remove the existing timber louvres and install a new tree lined path along the northern elevation of the 81-96 Block. This follows concerns raised by The Kiln Place TRA with the extent of the green space being lost due to the overall width of the approved pathway and gardens in front of the 81-96 Kiln Place block. This change is considered acceptable.

Changes are proposed to a section of Kiln Place road between Site 1 and 2. This would include omitting the trees in this location, increasing the width of the pavement and the installation of bollards. Two of the proposed bollards close to the Unit 6 garage would be foldable to enable vehicular access. The proposed amendments are required to allow these spaces to be used by vehicles and pedestrians with increased confidence. The applicant's tree consultant has advised that the current tree planting locations would be unsuitable for trees. New trees are therefore proposed in more favourable locations. Eighteen new trees would be planted as part of the Kiln Place Estate development. This is an increase of four new trees over the 14 previously approved under the original consent 2014/6697/P. Some of the proposed trees would be located outside the site boundary, within the wider Kiln place estate. The proposed changes to tree planting have been agreed with the Council's tree officer and the Green Spaces Team.

- 2 It is proposed to omit the brown and green roofs previously proposed as these are no longer required to contribute towards the drainage strategy for the proposals. The approved drainage strategy provides 1,856 m<sup>3</sup> of attenuation as opposed to the 1,200 m<sup>3</sup> set out in support of the original approval (ref: 2014/6697/P). Sustainability officers have reviewed the proposal to omit the green roofs and, in this instance, consider that this is acceptable.

To ensure the proposed trees and approved bin and cycle stores beyond the site boundary are delivered to serve the 15 dwellings approved under 2014/6697/P, a deed of variation to the shadow s106 legal agreement would be required.

There would be minimal impact on neighbouring amenity from the proposed amendments in terms of daylight / sunlight, privacy, outlook or noise.

No objections have been received prior to this decision. The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies DM1, D1, CC5, H6, C6, T1, T2, A2, A3, CC2, CC3 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 3 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission 2014/6697/P is subject otherwise to the same terms, drawings, conditions and obligations as attached to the

previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 7 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.
- 8 The matters covered by conditions marked with an \* are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.

If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

- 9 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment