





1. Main entrance of property (Belsize Park Gardens elevation)



2. Side elevation of the property as seen from Belsize Park Gardens



3. Property as seen from Belsize Park Gardens



4. Property in use as a gym (source: Google Street View dated June 2015)



5. Aerial photograph of site, showing side elevation (Google Maps)

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>16/12/2021</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>21/11/2021</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Fergus Wong			2021/4743/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
81 Belsize Park Gardens  London  NW3 4NJ			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Application for Prior Approval under Part 3 (Change of Use) Class MA (commercial, business and service uses to dwellinghouses) of The Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) to convert existing building into 3 x Duplex residential units.				
<b>Recommendation:</b>	Grant prior approval subject to S106 legal agreement			
<b>Application Type:</b>	GDPO Prior Approval – Class MA – Change of Use from Class E to Class C3			

<b>Conditions or Reasons for Refusal:</b>				
<b>Informatives:</b>	<i>Refer to Draft Decision Notice</i>			
<b>Consultations</b>				
<b>Summary of consultation:</b>	A press notice was displayed from 28 October to 21 November 2021, and a site notice was displayed from 27 October 2021 to 20 November 2021. 10 adjoining neighbours were consulted by mail.			
<b>Adjoining Occupiers:</b>	No. of responses	<b>12</b>	No. of objections/comments	<b>10</b>

**Summary of  
consultation  
responses:**

**Support comments received: 2**

Land Use:

- (1) In support of proposal.

**10 objections/comments were received, they can be summarised, with officer responses following:**

Land Use:

- (1) Site was not in use as Class D2(e)/Class E continuously for a period of at least 2 years prior to the date of the application, therefore would not fall within criteria specified within Class MA. - *The site has been in use as a leisure facility since 1935, with the most recent operator SpringHealth occupying the site continuously since at least June 2008 (according to Google Street View) until ceasing operations in February 2017. This would satisfy the condition within MA.1 (1)(b) that the building has been in such a use for a continuous period of at least 2 years prior to the date of the application for prior approval.*

Design:

- (2) All external plant on roof should be removed. - *this would not be considered reasonable, nor fall into the remit of this current proposal.*
- (3) Should prevent any further external alterations that would detract from conservation area. - *this would not be considered reasonable, nor fall into the remit of this current proposal. Any further external works would be assessed through regular planning procedures.*

Amenity:

- (4) Loss of light and privacy to property on Lambolle Place. - *there are no external alterations proposed as part of this proposal, and therefore there would not be any loss of amenity to surrounding neighbours.*
- (5) Concern how units will be naturally lit; - *the applicant has produced a Daylight and Sunlight Assessment showing that the new units will meet BRE guidance with the existing fenestration in place.*
- (6) Query whether roof terraces will be created or accessed; - *the drawings do not show any new terraces, or any alterations in fenestration at roof level which would allow for the flat roof to be used as a terrace.*
- (7) Applicant should ensure that neighbouring properties will not be affected by internal noise from within the units; - *it is not considered that the use of the property in residential use would cause any unacceptable noise or vibration internally over and above what would have been produced from the leisure use in the past, and therefore no control is deemed necessary in this regard.*
- (8) Condition should be included to control the use of artificial lighting on the external fabric of the building. - *this would not be considered reasonable, nor fall into the remit of this current proposal. The applicant has not indicated that this would be intended, and any works related to such should be assessed through regular planning procedures.*

Other:

- (9) Plans show secondary entrance on Lancaster Stables, which is unacceptable, it should only be used as an emergency exit; - *The applicant has clarified that this is only to be used as an emergency exit, and the main access to the property is to be through Belsize Park Gardens.*
- (10) Construction management plan should be provided; - *The Council's Transport Officer was consulted and has stated that given the scale of the works (primarily internal) and the availability of on-street parking nearby, a construction management plan would not be required.*
- (11) All existing plant should be removed from roof; - *this would not be considered reasonable, nor fall into the remit of this current proposal.*
- (12) There should be no subsequent demolition and rebuild of the property to provide more flats; - *this would not be considered reasonable, nor fall into the remit of this current proposal. Any further external works would be assessed through regular planning procedures.*
- (13) All permitted development rights should be removed. - *this would not be considered reasonable, nor fall into the remit of this current proposal. Any further external works would be assessed through regular planning procedures.*

**Belsize CAAC**

Belsize CAAC objection on the following grounds:

- (1) Should be demonstrated that the unit can no longer operate within Class E; - *this does not form part of the assessment within Class MA.*
- (2) Concern over unit mix and provision of affordable housing; - *this does not form part of the assessment within Class MA.*
- (3) Disruption to neighbours and traffic, a construction management plan should be provided. – *addressed above.*

## Site Description

This application relates to a four-storey property situated on the west side of Belsize Park Gardens, close to the junction with Lambolle Place. It runs parallel to the rear of properties on Lancaster Stables. It is unlisted, however it lies within the Belsize Park Conservation Area.

The property was constructed in c.1935 for leisure use for the Hampstead squash and rugby fives club. It has undergone alterations and extensions but has remained in continuous use as a health and leisure club. The property was most recently occupied by SpringHealth Leisure Club, who ceased trading in February 2017 and vacated the property. The property has since been vacant.

## Relevant History

The planning history for the application site is extensive, however recent relevant history can be summarised as follows:

### **3242 – Granted March 1967**

Alterations and additions to the Hampstead Squash and Rugby Fives Club, 81, Belsize Park Gardens.

### **5244 – Granted June 1968**

Revised proposals for the front elevation and main entrance to Squash Club, at 81 Belsize Park Gardens, Camden

### **29742 – Granted March 1980**

Change of use of part of second and third floors to dance and/or linguistic school.

### **33601 – Granted March 1982**

Continued use of part of the second and third floors as a dance school and linguistic school.

### **P9600922 – Granted July 1996**

The installation of new roof lights over the existing roof of the swimming pool.

### **PW9703128 – Granted September 1997**

Installation of windows in the front elevation at first and second floor level.

### **2010/3390/T – Approve Emergency Works July 2010**

FRONT GARDEN - 1 x Cherry - Remove.

### **2020/0929/P – Withdrawn October 2010**

Change of use from gym (Class D2) to nursery (Class D1) including the addition of windows to front and side (south east) elevation, 2 rooflights (following removal of existing skylight) and front canopy.

### **2020/4336/P – Granted May 2021**

Alterations to front and side (south east) elevations incorporating new windows and entrance portico; replacement rooflights and installation of plant; removal of roof to form enclosed garden including acoustic barrier; and replacement store at front of site.

**2020/4338/P – Certificate of Lawfulness (Proposed) – Issued March 2021**

Use of the property as a nursery (Use Class E).

**Relevant policies**

**National Planning Policy Framework (2021)**

**The Town and Country Planning (General Permitted Development) Order 2015 (as amended):  
Part 3, Class MA**

**Part 2A of the environmental Protection Act 1990**

**Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment,  
Food and Rural Affairs in April 2012**

**The London Plan (2021)**

**Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **C3** Cultural and leisure facilities
- **D1** Design
- **D2** Heritage
- **H1** Maximising housing supply
- **H6** Housing choice and mix
- **H7** Large and small homes
- **T2** Parking and car-free development

**Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Community Uses, Leisure Facilities and Pubs (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- CPG Transport (2021)

## Assessment

### 2 The proposal

2.1 Prior approval is sought for the change of use of the property from use as a gym (Class E) to three duplex residential units (Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015.

### 3 Assessment

3.1 Three duplex residential units are proposed, in the following size and mixes:

Unit	Unit Type	GIA (sqm)	GIA (nationally described standard)
1	3b6p, 3 storey	316	108
2	4b8p, 4 storey	299	130 (3 storey)
3	3b6p, 3 storey	355	108

All three units comfortably exceed nationally described space standards. The proposal would therefore comply with Article 3 (9A) of the General Permitted Development Order.

3.2 Class MA.1 sets out the procedure for applications for prior approval to be made. This is subject to a number of conditions listed within sub-paragraph MA.1 [1(a)-(g)] and subsequent conditions detailed in sub-paragraph MA.2.

3.3 Assessment against Class MA conditions

Class MA - Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

If yes to any of the questions below the proposal is not permitted development:

Yes/no

MA.1 (1)(a)	The building has not been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval	No
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No

MA.1 (1)(b)	The use of the building did not fall within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;	No
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No

MA.1 (1)(c)	If the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;	No
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No

MA.1 (1)(d)	If land covered by, or within the curtilage of, the building— (i) is or forms part of a site of special scientific interest; (ii) is or forms part of a listed building or land within its curtilage; (iii) is or forms part of a scheduled monument or land within its curtilage; (iv) is or forms part of a safety hazard area; or (v) is or forms part of a military explosives storage area;	No
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No

MA.1 (1)(e)	The building is within— (i) an area of outstanding natural beauty; (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;	No
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No

	iii) the Broads; (iv) a National Park; or (v) a World Heritage Site;	
MA.1 (1)(f)	If the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or	No
MA.1 (1)(g)	Before 1 August 2022, if— (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.	No

In response to MA.1(a), the applicant contends that the property has been vacant since since the leisure centre ceased operations in February 2017, and therefore satisfies this condition.

With reference to the above conditions:

*(a) Unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;*

The applicant contends that the property has been vacant since since the leisure centre ceased operations in February 2017. Historic street view imagery shows the property being boarded up and unoccupied since this date. The proposal would therefore comply with this condition.

*(b) The use of the building did not fall within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;*

The property has been in use as a gym/leisure centre since 1935 until 2017, and this is reflected in the information submitted as well as street view imagery, therefore would satisfy MA.1(b) in being in such a use for a continuous period of at least 2 years at any point prior to the date of application.

*(c) If the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;*

The Council's planning history as well as information submitted by the applicant states that the internal floor area of the property is 1439 sqm, therefore complying with the above condition.

In light of the above, the proposal would comply with paragraph MA.1.

### Conditions

Section MA.2 under Class MA states that prior approval will be required as to-

4 Transport impacts of the development, particularly to ensure safe site access;

6.1 Accessibility to the application site by public transport is good, with a PTAL level of 3.

6.2 The Council's Transport Officer was consulted and has provided the following comments.

6.3 All units proposed must be car-free in accordance with Local Plan policy T2, to limit the availability of off and on-street parking. This is to be secured by a S106 legal agreement, and would prevent future occupiers from obtaining on-street parking permits.

6.4 In accordance with Local Plan policy T1, cycle facilities section of CPG Transport, and London Plan standards, 6 long-stay cycle spaces would be required. Drawings show cycle storage situated at the back of the site, accessed via Lancaster Stables. While limited information has been provided on its scale, it is considered that sufficient cycle parking can be accommodated and therefore a condition securing details of the cycle parking has been attached.

6.5 There would be limited demolition and construction works, and construction vehicles can load and unload within the parking bays on Belsize Park Gardens. Therefore a Construction Management Plan (CMP) would not be necessary.

6.6 The transport impacts of the development are therefore considered to be acceptable.

## 7 Contamination risks in relation to the building

7.1 The applicant has submitted a site investigation report produced by Herts & Essex Site Investigations dated August 2021.

7.2 The Council's Contaminated Land Officer was consulted and has provided the following comments.

7.3 The Desk Study identifies that the site comprised a garage from the 1950s. This is in agreement with LB Camden internal land use records which also record the site as a motor engineers.

7.4 The report states that no gardens or soft landscaping are proposed as part of the new development.

7.5 The Officer does not agree with the assessment in Table 11 that the adjacent former garage services do not pose a potential risk. Even at a site directly underlain by London Clay, a feature of this nature within 20-50m of the site is a potential risk particularly with respect to vapour intrusion.

7.6 The report appears to recommend an intrusive (Phase 2) site investigation only if the underlying soils are exposed. The Officer is in broad agreement with the suggested specification in such an instance but disagree that it is only necessary if/where soils are to be exposed. Therefore, even in the event that no soils are exposed, a vapour risk assessment is still required given the site's history as a garage.

7.7 There is no objection to the works in principle, however a condition is recommended to ensure that no works commence on site before a revised site investigation report is produced, which includes an assessment of risks posed by vapour intrusion into buildings.

## 8 Flooding risks in relation to the building

8.1 The applicant has submitted a flood risk assessment produced by SLR dated August 2021.

8.2 The Council's Sustainability Officer was consulted and has stated that since there is are only internal works involved and no excavation, as well as the site being situated within Flood Zone 1, and not within a Local Flood Risk Zone or a previously flooded street, there is a low flood risk in relation to the building and that the Local Lead Flood Authority would not have to be consulted on this proposal.

## 9 Impacts of noise from commercial premises on the intended occupiers of the development

9.1 The surrounding context is mainly residential, with little commercial presence in the immediate vicinity. The future occupiers are therefore unlikely to be impacted by noise from any commercial premises.

10 Where-

11 The building is located in a conservation area, and

12 The development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area

12.1 The application site lies within the Belsize Park Conservation Area, and would involve a change of use at ground floor level. Given that the surrounding context is primarily residential, this change of use would not have any negative impact on the character or sustainability of the conservation area.

13 The provision of natural light in all habitable rooms of the dwellinghouses

13.1 The applicant has submitted a daylight and sunlight assessment produced by Right of Light Consulting dated August 2021.

13.2 The report concludes that all habitable rooms within the development meet BRE guidance in terms of interior daylighting and sunlight to windows. The properties are served by existing windows to the side elevation as well as roof lights and roof lanterns. The proposal is therefore acceptable in terms of the provision of natural light to all habitable rooms of the dwellinghouses.

14 The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

14.1 The area where the application site lies is not considered to be important for general heavy industry, waste management, storage and distribution, or a mix of such uses. It is not anticipated that any such uses would be likely to impact adversely upon the amenity of the future occupiers.

15 Where the development involves the loss of services provided by-

A registered nursery, or

A health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost

15.1 Not applicable.

16 Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

16.1 The application site does not fall within the remit of the fire risk condition (i.e. two or more dwellinghouses sited within a property that is greater than 18m or 7 storeys in height).

17 **Recommendation**

18 It is recommended that prior approval be granted, with a condition recommended to secure details of cycle parking and a legal agreement secured for the development to be car-free.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 31<sup>st</sup> January 2022, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

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Application ref: 2021/4743/P  
Contact: Fergus Wong  
Tel: 020 7974 2968  
Email: [Fergus.Wong@camden.gov.uk](mailto:Fergus.Wong@camden.gov.uk)  
Date: 26 January 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Judd Street  
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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Michael Burroughs Associates  
93 Hampton Road  
Hampton Hill  
Teddington  
London  
TW12 1JQ

Dear Sir/Madam

### **DECISION**

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition MA.2 of Schedule 2 Part 3 Class MA of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

**Address of the proposed development:**

**81 Belsize Park Gardens  
London  
NW3 4NJ**

**Description of the proposed development:**

Application for Prior Approval under Part 3 (Change of Use) Class MA (commercial, business and service uses to dwellinghouses) of The Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) to convert existing building into 3 x Duplex residential units.

**Details approved by the local planning authority:**

Drawing Nos: OS.01; EX.01; EX.02; EX.03; EX.04; EX.05; EX.06; EX.07; EX.08; EX.09; EX.10; PA.01F Rev. B; PA.02F Rev. B; PA.03F Rev. B; PA.04F Rev. B; PA.05F Rev. A; PA.06F; PA.07F; Cover Letter dated Sept 2021; Letter from Shoosmiths dated Feb 2021; Transport Statement produced by YES Engineering

Group Limited dated Aug 2021; Phase 1 Contaminated Land Desktop Study Report produced by Herts & Essex Site Investigations dated Aug 2021; Flood Risk Assessment produced by SLR dated Aug 2021; Daylight and Sunlight Report produced by Right of Light Consulting dated Aug 2021; Outline Fire Safety Strategy Issue 02 produced by Ashton Fire dated Sept 2021

**Reason for approval:**

- 1 The change of use from commercial (Class E) to residential use (Class C3) at ground, first, second and third level to provide three self-contained units is permitted under Schedule 2 Part 3 Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
  
- 2 Prior to first occupation of the development, full details of the secure and covered cycle storage area for at least 6 cycles spaces 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 part of development, 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.

- 3 Part A:  
No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by vapour intrusion into buildings. All works must be carried out in compliance with LCRM (2020) and by a competent person.

If applicable following the site investigation:

Part B:  
No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part C:  
Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details

of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 It is a requirement of the above condition MA.2 that the development must be completed within a period of 3 years starting with the date prior approval is granted.
- 2 It is a requirement of the above condition MA.2 that any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
- 3 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.
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 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 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.
- 6 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, 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.

- 7 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).
- 8 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 9 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 10 With regard to condition 3, 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](http://www.environment-agency.gov.uk).
- 11 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. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.