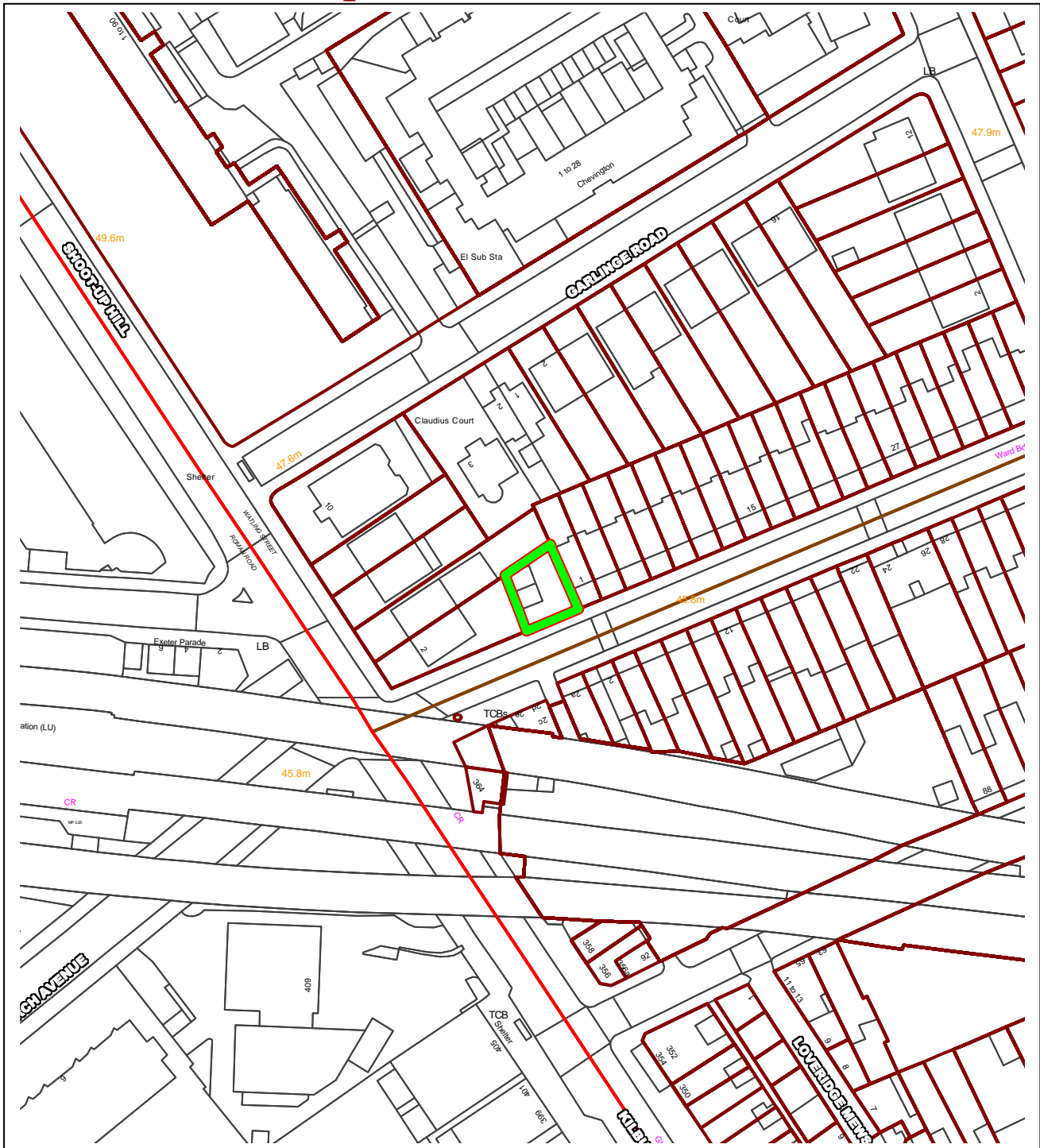


2021/3018/P – Land to the rear of 2-4 Shoot Up Hill, London, NW2 3QN



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Photos for 2021/3018/P Shoot up Hill



Photo of site and neighbouring properties



Photo showing site in context of neighbouring properties



Birds eye view of site showing relationship between other nearby buildings and vague red line of site



Photo demonstrating housing style along Maygrove Road



Photo demonstrating existing condition of garage and commercial use



Photo demonstrating existing condition of garage and commercial use and flank elevation



Photo Demonstrating gardens and relationship between existing gardens and garage building



Photo of rear gardens of 2-4 Shoot up Hill and relationship with shoot up hill properties



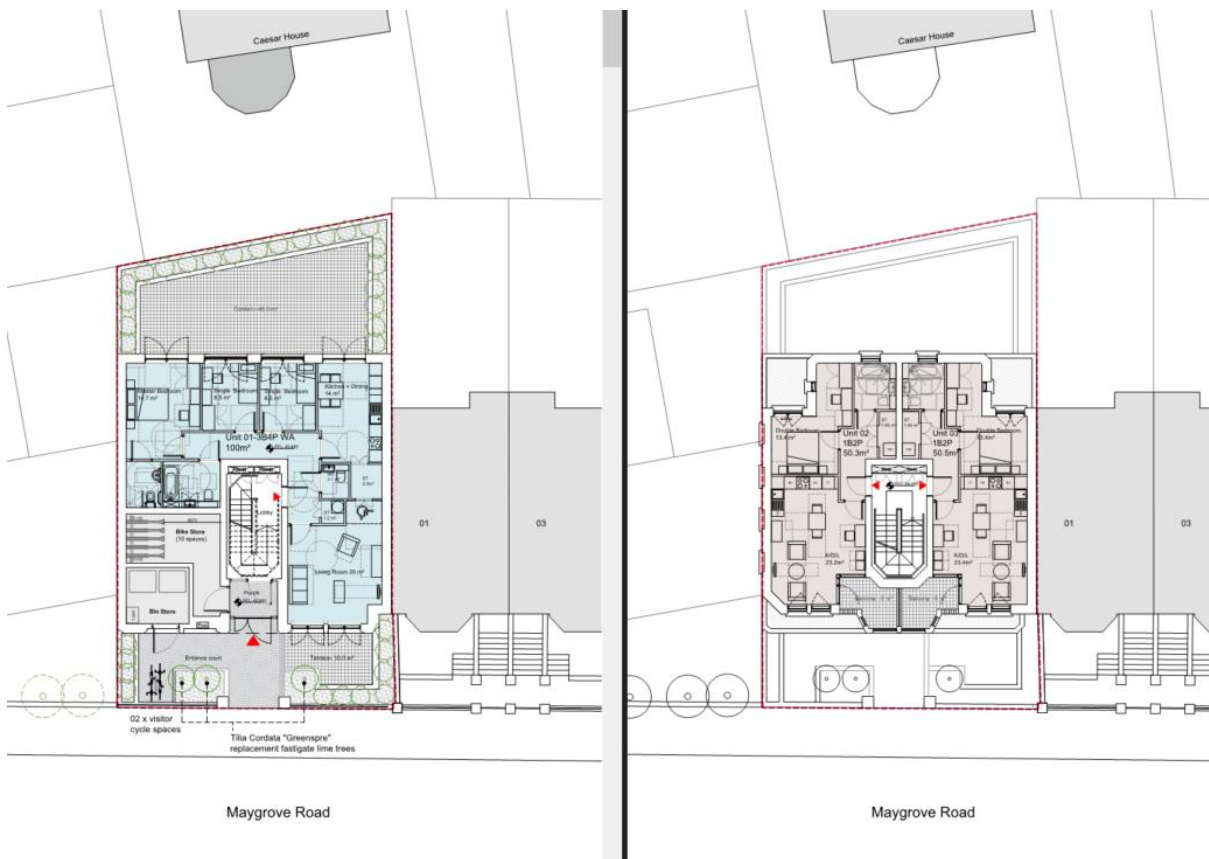
Photo of shoot up hill rear elevation



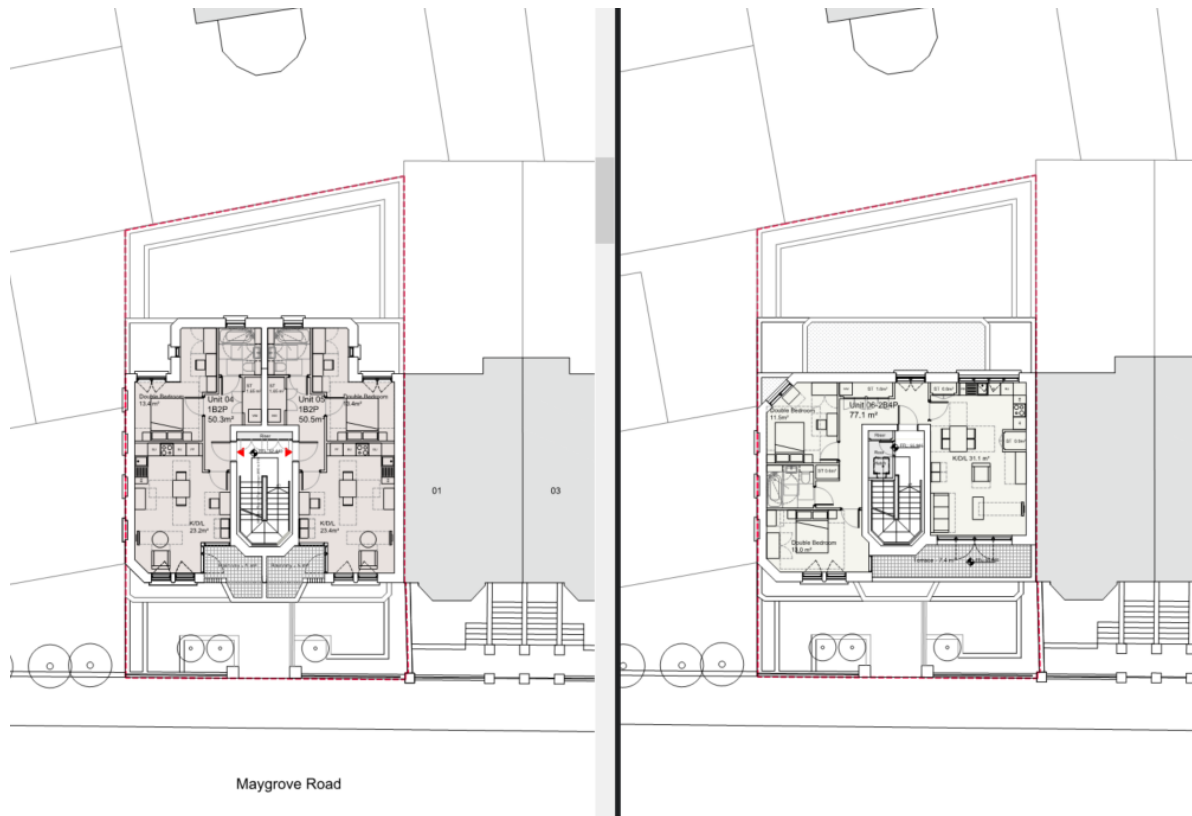
Photo showing relationship of rear elevation of 2-4 shoot up hill and existing garage building



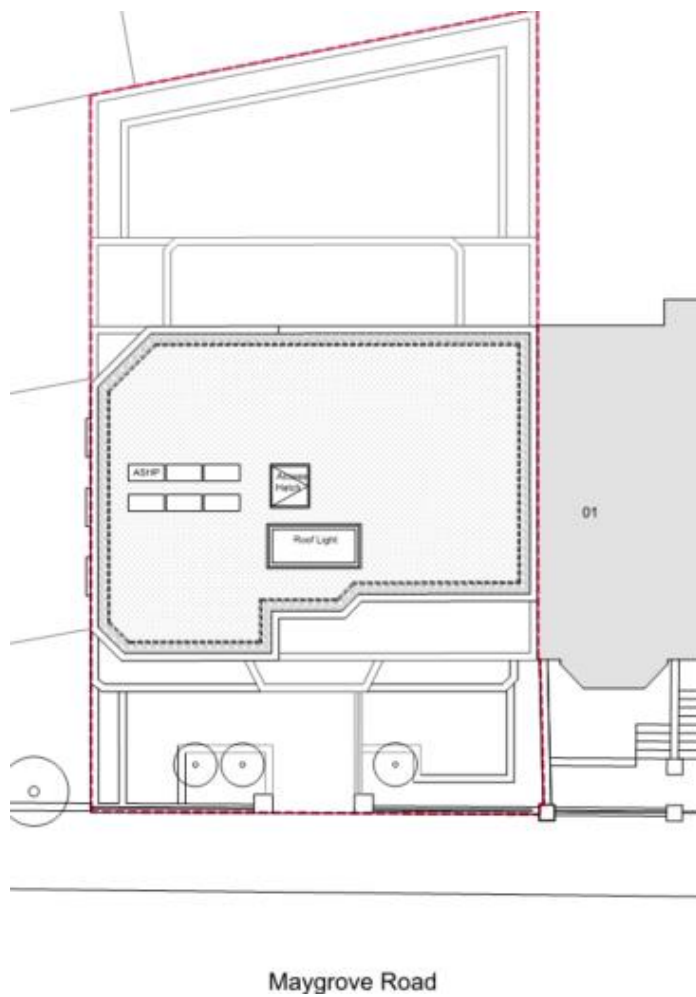
Photo showing relationship of rear elevation of 2-4 shoot up hill and existing garage building



Ground and First Floor Plans



Second and Third Floor Plans



Roof Plan



Section Plans



Side and Front elevation



Rear Elevation

| | | | | | |
|---|----------------------------|--|---------------------------------------|--------------------------------------|------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 29/12/2021 |
| | | | | Consultation Expiry Date: | 17/08/2021 |
| Officer | | | Application Number(s) | | |
| Ewan Campbell | | | 2021/3018/P | | |
| Application Address | | | Drawing Numbers | | |
| Land to the Rear of 2-4 Shoot-Up Hill London NW2 3QN | | | Please refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Demolition of the existing single storey buildings (Class B2) on the site and the erection of a four storey residential block (Class C3) to provide 6 new units with associated landscaping, cycle parking and amenity space. | | | | | |
| Recommendation(s): | | Grant Condition Planning Permission Subject to a Section 106 Agreement | | | |
| Application Type: | | Full Planning Permission | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | |
| Informatives: | | | | | |
| Consultations | | | | | |
| | | No. of responses | 04 | No. of objections | 04 |
| Neighbour Consultation | | <p>A site notice were displayed on 23/07/2021 that expired on 16/08/2021</p> <p>4 Objections were submitted including on behalf of Heriots Residential LLP and concerns summarised below:</p> <ul style="list-style-type: none"> - Green space will be reduced - Removal of large trees in a Conservation Area - Impact on wildlife - Impact on air quality - Plans involve taking space from rear gardens of Shoot Up Hill which is part of tenancy agreement - Freeholder (NHG) has been in contact about purchasing land - Garden is well used - Noise impact for demolition and construction - Increased overlooking and privacy impacted - Increased sense of enclosure - Daylight/sunlight report demonstrates that properties will be impacted | | | |

- Height of building is not appropriate for location

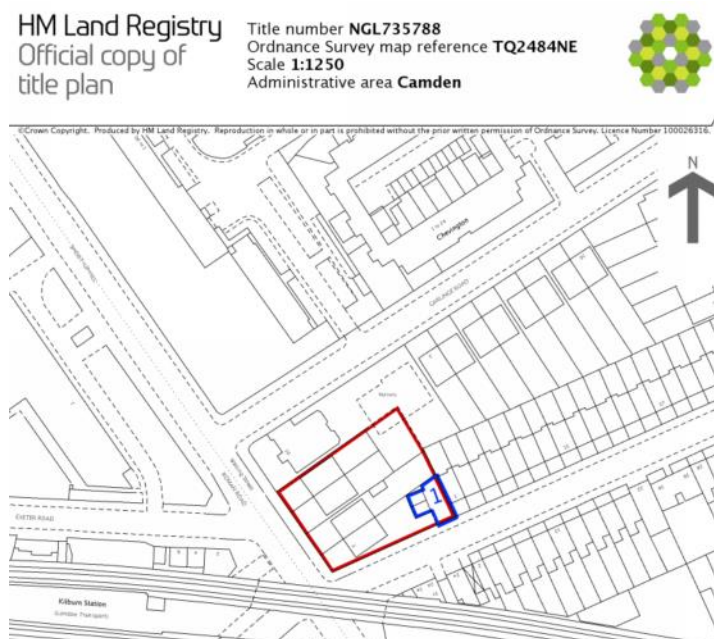
Officer Comments:

Design, amenity, daylight, ecology issues these are all covered within the section 2 of the officer report. The impact of noise during construction and demolition will be controlled with a robust construction management plan secured under a s106 legal agreement.

Ownership of the land is not a planning issue and cannot be considered under this application, but it is a significant issue within both the objection comments and was noted upon conducting a site visit. Therefore this is explained and resolved below:

The Garage at Shoot Up Hill is an existing owned NHG (the applicant) site. The existing property comprises of a standalone garage, with two external wooden sheds, which serves as a small commercial unit used as a repair workshop. The site comprises of three parcels of land held under two separate freehold titles owned by NHG. In addition to the standalone garage, to the front of the plot, the site includes part of the communal gardens of No. 2 and 4 Shoot-Up Hill to the rear that include several leasehold ownerships.

Upon land registry documents sent over to officers, the rear gardens of 2-4 shoot up hill are confirmed to be owned by the applicant. The Land Registry Title NGL735788 confirms that the freehold owner of the whole site of 2-8 Shoot up Hill, which includes the existing garage, is the applicant. (see screenshot below)



There are three leaseholders in the existing block at 2-4 Shoot Up Hill. In relation to Flat 4A and Flat 2A, the leases are worded in such a way which does not allow NHG to claim the land at the bottom of the garden for development and agreement from them is required. The applicant confirmed that initial consultation with the leaseholders regarding the land required for the development indicate that they are willing to enter a deed of variation subject to negotiations and valuation. Any negotiations around the land ownership or acquisition is a separate private matter between parties.

Fortune Green and West Hampstead Neighbourhood Forum

Fortune Green and West Hampstead Neighbourhood Forum have not objected to the proposal.

Site Description

The application site is bounded by the south by Maygrove Road, to the east are the gardens of 2-4 Shoot-Up Hill, to the north the gardens of the properties on Garlinge Road and to the west the terraced properties on Maygrove Road by a site which accommodates Network Rail's signal box, which is accessed off Maygrove Road.

Whilst the site is on a mostly residential road, it is close to Shoot Up Hill and Kilburn High Road which contains Local Plan frontages and a more commercial character. Overall the character of the area is relatively mixed because of this, with terraced properties, apartment blocks, low rise housing, commercial and retail buildings with light industrial all within relatively close proximity. The site is not within a Conservation area or listed.

The site abuts the boundary of Kilburn Town Centre and is over the road from Kilburn underground station and approximately 225m from Brondesbury Overground station. The site has a PTAL of 6a (very good - excellent) so is a good location for additional housing.

Relevant History

Relevant planning decisions at the application site:

34727 - Change of use and works of conversion to form 8 self-contained flats. (Granted on 30/07/1982)

National Planning Policy Framework 2021 (NPPF)

London Plan 2021

The Mayor's Housing Supporting Planning Guidance (SPG) 2016

Camden Local Plan 2017

- G1 - Delivery and location of growth
- H1 - Maximising housing supply
- H4 - Maximising the supply of affordable housing
- H6 - Housing choice and mix
- H7 - Large and small homes
- C1 - Health and well-being
- C5 - Safety and security
- C6 – Access for all
- A1 - Managing the impact of development
- A2 - Open space
- A3 - Biodiversity
- A4 - Noise and vibration
- D1 - Design
- CC1 - Climate change mitigation

- CC2 - Adapting to climate change
- CC3 - Water and flooding
- CC4 - Air quality
- CC5 - Waste
- T1 - Prioritising walking, cycling and public transport
- T2 - Parking and car-free development
- T3 - Transport infrastructure
- T4 – Sustainable movement of goods and materials
- DM1 - Delivery and monitoring

Camden Planning Guidance (CPG)

- Access for All (March 2019)
- Air Quality (March 2019)
- Amenity (March 2018)
- Basements (March 2018)
- Biodiversity (March 2018)
- Design (March 2019)
- Developer Contribution (March 2019)
- Energy efficiency and adaption (March 2019)
- Interim CPG Housing (March 2018)
- CPG2 – Housing (March 2019)
- Transport (March 2019)
- Trees (March 2019)
- Water and flooding (March 2019)

Fortune Green and West Hampstead Neighbourhood Plan (2015)

- Policy 1 Housing
- Policy 2 Design and character
- Policy 7 Sustainable Transport
- Policy 8 Cycling
- Policy 9 Pavements and pedestrians
- Policy 17 Green/open space
- Policy 18 Trees

London Borough of Camden Housing Delivery Test - Action Plan dated August 2020

In accordance with the requirements of the Government's Housing Delivery Test, the Council has published a Housing Delivery Test Action Plan. This sets out a series of actions to ensure that Camden is able to meet its housing requirement in future years. The housing delivery plan has been produced as the data shows that housing completions in Camden in recent years have fallen below the Borough's housing delivery target. Between 2017/18 and 2019/20, Camden had a target of 3,265 new homes and 2,568 were delivered. This equates to 79%. Under the 2019 rules if delivery falls below 95%, authorities must publish an action plan to explain how they intend to increase delivery in future years. The Council also need to have a 20% buffer on its five-year land supply. This should be taken into account when the Council are making decisions on applications which if approved would enable the delivery of additional housing for the borough.

Assessment

1. PROPOSAL

- 1.1. Planning permission is sought for the redevelopment of the site which contains an existing garage workshop building (B2) which will be demolished and then the erection of a four storey residential apartment block with six units (C3). Both the bike and bin store are internal with landscaping and a new entrance to the front and the ground floor flat also benefiting from rear amenity space. The flats on the upper floors also contain some amenity space in the form of recessed balconies.
- 1.2. The total residential block measures 473sqm of GIA which includes lobbies, ancillary uses and excludes the private amenity space. The ground, first and second all have an NIA of around 100sqm and the third floor has a NIA of 76.2sqm. The units are mixed with one 3B4P, one 2B4P and four 1B2P. The ground floor unit is also wheelchair adaptable.
- 1.3. The building will mostly be constructed of brick and is integral to connecting the block with the surrounding street. The buff brick will be laid in Flemish bond to provide more visual interest and break down the scale of the masonry. The lintels, mullions and cills will be a pre-cast concrete and window frames, screens, balustrades will be metal work.
- 1.4. Revisions:
 - 1.4.1. Officers requested design amendments to the ground floor which was considered harsh in relation to the upper floors and they read as two different structures. To soften this relationship and to provide more of a link between the two, the corners have been chamfered and some perforated brick from the upper flows have been included on the ground floor.

2. ASSESSMENT

2.1. The material considerations for this application are as follows:

- Land use/Principle of Development
- Unit Mix/Quality of Living Accommodation
- Affordable Housing
- Design and Impact on Surrounding Area
- Residential Amenity
- Environmental Health
- Flood Risk
- Transport and Highways
- Trees, Landscaping and Biodiversity
- Sustainability
- Waste
- Land Contamination
- Head of Terms
- Community Infrastructure Levy

2.2. Land use/Principle of Development

2.2.1. Within the Commercial Condition Report dated 11th November 2019 an Employment Letter was included which sets out the policy requirements of policy E2 of the Local Plan. Within the FG and WH Neighbourhood Plan there is a presumption in favour of retaining existing employment sites and protecting existing jobs.

2.2.2. The information submitted suggests that the site has been used as a car repair workshop (Use Class B2) for 20 or so years, employing two or three people and is 0.029ha. The Commercial Condition Report states that the buildings are in poor condition

with no heating or drainage and the buildings are of poor structural condition beyond economic repair.

2.2.3. The presumption is in favour of retaining the employment use on the site unless it is no longer suitable, and that the possibility of redevelopment has been explored, in line with Local Plan policy E2 and Neighbourhood Plan policy 12.

2.2.4. The Employment Report describes the poor condition of the site itself, the amount of work that would have to be undertaken to enable a business or commercial entity to make use of the site, and the type of businesses that may be interested in a site of this scale and type.

2.2.5. It is clear that the condition is so poor, it will need to be redeveloped to secure continued long-term continued employment use. For example:

- No kitchen and bathroom facilities
- Sewerage draining systems
- Roof is defective
- Walls in poor condition
- Damp and wet rot
- Windows and doors are in poor condition

2.2.6. The site is relatively small and single storey, and employs three people in a small unit which accommodates activities of an industrial nature. Industrial uses can be disruptive in a residential area (albeit a busy one) especially when an uncontrolled established use.

2.2.7. There is a range of better quality and more suitable space for this use in the local area, generally with less opportunity for conflict with the established residential uses. Moreover there is a supply of employment uses such as light industrial/ workshop accommodation within the vicinity of the site. The report highlighted up to 1,500 sq ft within 1 mile radius that was listed on Costar. There are a further 29 properties with a total of 24,742 sq ft which provide space for this use in the area but off the market and a total of 17 properties measuring 22,009 sq ft which is on the market within a 4 mile radius. Overall, this demonstrates that there are alternative options to this site which are better placed to provide better commercial premises for local businesses and that there is not a pressing shortfall in this area.

2.2.8. Industrial and light industrial sites are a priority for protection in Camden due to their relative scarcity, existing high rental rates and the relatively high risk of unemployment for workers displaced from them. However the existing business use is a small, rundown and restricted site, and would require a great deal of expense to modernise to allow the use to continue on a long-term basis. Whilst it does not fully comply with the second element of policy E2 which expects exploring redevelopment over a period of time, this needs to be balanced against all the points above, including the pressing need for housing which is the priority land use.

2.2.9. Policy H1 of the Local Plan aims to secure a sufficient supply of homes to meet the needs of existing and future households and will seek to exceed the target for additional homes in the borough by regarding self-contained housing as the priority land use of the Local Plan. The current proposal would create seven new residential units at the site which, subject to the agreement to the loss of the existing use as discussed above, is considered appropriate in land use terms. Policy 1 of the FG and WH Neighbourhood Plan seeks for development to provide a range of housing types including homes for families and genuine affordable housing.

2.2.10. Overall, the specific context of this site means that the proposal is in accordance with the development plan as a whole.

2.3. Unit Mix and Quality of Living Accommodation

- 2.3.1. Policy H6 of the Camden Local Plan states that the Council will aim to create mixed, inclusive and sustainable communities by seeking a variety of housing types. Policy H7 will also 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.
- 2.3.2. Paragraph 3.189 and the dwelling priorities table sets out the reasoning and priority of each housing type. The proposal includes 1 x 3-bedroom unit, 1 x 2-bedroom unit and 4 x 1-bedroom unit all within the market housing category. The 3 and 2 bedroom properties are considered to be a 'high' priority for delivery and the four 1 bedroom properties are considered a low priority this means that 66 per cent of the units cater for a lower priority, whereas only 33 percent cater for the high priority groups. Looking at the floor plans, these are well worked and the spaces for each unit are of good quality. If a one bedroom were to be enlarged or amalgamated this would compromise the other adjacent unit in terms of size but potentially of amenity space, outlook and aspect as well. The scale of the floorplates means an improved mix would be difficult to achieve – for example one option would be to enlarge one of the small units but then shrink the other, but this would lead to an undersized unit with poor standard of accommodation. The other option is to amalgamate two small units, but this would provide fewer homes, and would result in a large over-sized unit (4-bed or more) which is also low priority so the mix would not improve. The current layout still provides a general mixture of large, medium and small units within the constraints of the site, as per policy H7, and also provides additional homes.
- 2.3.3. All units would be dual aspect which is a positive and all units would exceed the Nationally Described Space Standards for their respective unit size. In terms of privacy, the recessed balconies and positioning of windows mean that the potential occupants would have an acceptable level of privacy and reduced overlooking. Furthermore the ceiling heights are acceptable and all units contain storage spaces which is welcomed.
- 2.3.4. The operation management plan, within the Design and Access Statement which also supports the proposal is robust in covers a range of issues from rubbish collection to deliveries. Whilst some of these issues have been conditioned, the plan sets out a good guide for operation and, within the context of the site is considered acceptable.
- 2.3.5. In terms of meeting the M4(2) Building Regulations requirements of 90% M4(2) accessible and adaptable dwellings and 10% M4(3) wheelchair user dwellings in accordance with policy H6 of Camden Local Plan, the provision of one unit on the ground floor which is wheelchair accessible is considered acceptable. Policy C6 and Policy D7 of the London Plan contains further information about the provision and accessible accommodation. The design has now removed the lift from the pre-application stage however the provision is on the ground floor.

2.4. Affordable Housing

- 2.4.1. Policy H4 aims to maximise the supply of affordable housing. The Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100m² Gross Internal Area (GIA) or more. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity (every 100 sqm of additional residential floorspace is considered capacity for one home).
- 2.4.2. Policy H4 of the Local Plan states when developments have capacity of fewer than 10

additional dwellings then the council will accept a payment-in-lieu (PIL) of on-site affordable housing. This proposal has capacity for five dwellings (473sqm) so there is no policy requirement to provide on-site affordable housing. The CPG Housing document was published in January 2021. The Camden Local Plan 2017 has adopted GIA to assess self-contained housing and affordable housing requirements under Policies H2 and H4. For consistency, the PIL payment rates incorporated in the updated CPG Housing are expressed as payments per m² of GIA and have been updated for housing and affordable housing. PIL of affordable housing required by Policy H4 is now £5,000 per m² GIA.

2.4.3. The affordable housing contribution is calculated using a sliding target as a percentage of floor area at 2% for each additional 100sqm of GIA added to capacity. For this development with a capacity of five units, the target affordable housing would be 10% of the total floorspace (473sqm). This equates to 47.3sqm of affordable housing.

2.4.4. $47.3\text{m}^2 \times £5,000 = \textbf{£236,500}$

2.4.5. An affordable housing payment of £236,500 would be secured by s106 legal agreement.

2.5. Design and Impact on Surrounding Area

2.5.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Camden's Local Plan Document is supported by guidance in CPG Design.

2.5.2. Since pre-application discussions, a basement was removed from the proposal along with other design alterations. As part of this application, the design at ground floor was slightly altered and included the chamfered corners which reduced the overall mass and scale of this section. Now the current design reads a lot softer, integrates better with the upper floors and respects the surrounding area's character.

2.5.3. Overall the mass and scale of the revised proposals are appropriate for the site and its context. The set back of the roof storey and the chamfered corner have aided it in this respect and also act to soften the appearance of the building. In respect of the treatment of the elevations, the approach taken to the building's materiality and detailing is acceptable and respects the local context.

2.5.4. The materials for the external façade include pre-cast concrete with buff brick and perforated brick. The frames are a bronze colour aluminium which also match the front boundary wall details. Overall, the materials are considerate of the area's makeup and respond to the terraced housing on Maygrove Road which provides a residential character to the building. The introduction of perforated brick creates interest on the front and breaks up the elevation well. On the side elevation the blind window panels, which are found within the area, also break up the large elevation.

2.5.5. Policy 2 of the FG and WH Neighbourhood Plan seeks to ensure that developments positively interface with the street and streetscape and that infill developments are in character and proportion with its context and setting. The revised proposals are an appropriate addition to the Maygrove Road terrace and would have a positive relationship with the adjoining building at number 1 Maygrove Road. When analysing the street form and building separation gaps in the area it is apparent the distance between perpendicular buildings is reduced and the separation gaps are small. This is demonstrated on the corners of Fordywch Road and Maygrove Road, Shoot-Up Hill and Garlinge Road, Ariel Road and Iverson Road and Loveridge Road and Ariel Road. This remains part of the character of the area and therefore the proposals suitably have regard to the form and function of the

surrounding buildings and street. As the separation is between a flank wall and rear wall, the impact is also mitigated as they are not directly facing windows of primary accommodation.

2.6. Residential Amenity

2.6.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour, fumes and dust; and impacts of the construction phase, including the use of Construction Management Plans.

2.6.2. The application site is fairly constrained with the gardens of the 2-4 Shoot up Hill and Maygrove Road directly to the west and east respectively. The boundary to the north is set back due to the provision of amenity space and to the south is the residential street of Maygrove Road.

Daylight, sunlight and overshadowing

2.6.3. To support the application, a daylight and sunlight assessment was submitted. Upon assessment and consultation with the applicant this was amended and revised to include further assessment of 1, Maygrove Road, the window maps and minor alterations.

2.6.4. The report has followed the BRE guidelines as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case. Both Vertical Sky Component (VSC) and No Sky Line (NSL) tests were carried out for all properties.

2.6.5. For VSC BRE guidance recommends a target of 27%, derived from a low density suburban housing model; The independent daylight and sunlight review states: *that in an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable. However, where the VSC value falls below 10% (so as to be in single figures), the availability of direct light from the sky will be poor.* The BRE guidance suggests setting appropriate VSC targets based on the characteristics of the area and scale of existing building. For properties opposite the site on Maygrove Road, this means a target VSC of around 22-23%, and for the properties perpendicular to the site on Shoot Up Hill, this means a target VSC of around 16%.

2.6.6. The report submitted does show that the development will cause some VSC reductions for properties especially for 2-4 Shoot Up Hill, Claudius Court and 2 Maygrove Road. There are a total of four windows that are below 13%. However when assessing the proposed VSC percentage, in line with the guidance above, the percentage differences are small and not considered significant. One of the windows (R2/80, W3/80) has reduced to 12.57% from 13.99% and represents only a 10.15% reduction. This window also failed to pass the VCS guidance anyway. The other three of these are basement windows where the existing VSC is at a low level and the percentage point loss is 3% (R2/80, W1/80), less than 1% (R1/110, W1/110) and actually 0% (R1/110, W4/110)

2.6.7. Where the windows on ground floor have had a VSC drop below 20% both of these are still at 19% which would be appropriate for the context. The report demonstrates impacts on VSC are appropriate and means that out of 48 windows that were assessed 92% windows have a percentage score of 19% or above.

2.6.8. In terms of NSL, this second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. BRE guidelines state that if the no-sky line is reduced

to under 50% of the room area, which is commensurate of the urban area, then this will be noticeable to the occupants, and more of the room will appear poorly lit.

- 2.6.9. Looking at the results only six windows fail to pass the 50% measurement and all are on Garlinge Road. Out of the six windows five have a VSC score of over 23% and one has a score of 18%. Of these six, two of the windows were already below the 50% standard.. Therefore on balance the report demonstrates, whilst there is some impact to neighbours daylight and sunlight, the impacts tend to be in line with the guidance and the context of the area, the impacts are generally not significant when considered on balance and are therefore acceptable.

Outlook/overbearing

- 2.6.10. The design would mean that the proposed building would be 8.9m away from the building of no.2 Shoot-Up Hill, 10.9m from no.4 Shoot-Up Hill, 13.9m and 15m from Caesar House respectively. In terms of the rear of the site and the properties being impacted, the building, while slightly taller, is of a similar scale to the existing terrace and therefore follows an existing relationship between the properties on Maygrove Road and the properties to the rear. It is noted that Caesar Court is slightly stepped into the rear garden compared with the other properties on Garlinge Road in order to provide a car park at the front. This brings it away from the established building line, and closer to the buildings to the rear on Maygrove Road (and the application site) but there is still an acceptable distance.

- 2.6.11. The building to the side facing Shoot-Up Hill would be 14.8m in height with the blind window panels. Considering the view from 2-4 Shoot-Up Hill, there would be an impact on outlook and increased sense of enclosure, especially for no.4. However the views for both properties are not changing considerably and both will have still views retained on to Maygrove Road. The existing pattern of development for the area has similar relationships with perpendicular (side on) separation distances on corners ranging from around 8m to 10m which is comparable to this proposal. For no.2 which borders Maygrove Road, the outlook will still be predominantly retained. Looking directly east there will be an impact and there would be sense of enclosure however because overall, the outlook is being retained, this is not considered to be significant.

- 2.6.12. For no.6-8 Shoot-Up Hill these are stepped away 14m and 20m respectively and whilst there would some impact, the properties and gardens are facing away from the application site. This means the impact to outlook will remain relatively similar and there will be limited increased sense of enclosure.

Privacy

- 2.6.13. The design has incorporated measures to ensure that the impact on the privacy of neighbours is minimised. The balconies and amenity space are all to the front and inset from the front elevation, to the rear there are glazed windows for bathrooms and the Juliet balconies to the rear are set back from the rear elevation. Furthermore the blind window panels facing shoot up hill ensure that there will be no overlooking or loss of privacy for the occupants of these properties.

- 2.6.14. Based on the above, the proposal is considered to comply with Policy A1 of the Local Plan as it would sufficiently protect the quality of life of occupiers and neighbours. It is considered that the proposed development would not cause unacceptable harm to amenity.

2.7. Environmental Health

- 2.7.1. The applicant has submitted an acoustic assessment that sets out suitable internal noise levels that can be provided to habitable rooms at the rear of the building by the use of

standard thermal double glazing and standard “non acoustic” trickle ventilators.

2.7.2. An enhanced glazing performance is required to ground, first and second floor bedroom windows overlooking Maygrove Road. The required performance has been specified in the acoustic submission.

2.7.3. It has been reasonably concluded in the acoustic assessment that with the specified glazing and ventilators, internal noise levels meet the criteria set out in London Borough of Camden’s guidance.

2.7.4. Therefore appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council’s Local Plan, version June 2017 and BS 8233:2014.

2.8. Flood Risk

2.8.1. The application site does not lie within a flood zone and development is considered medium due to six residential units being proposed. On this basis, a Flood Risk Assessment (FRA) dated prepared by Tully De’Ath, has been prepared in accordance with Policy CC3 of the Local Plan. It concludes that the site has a low risk of flooding with specific attenuation features including blue roof and attenuation tank. A maintenance plan has also been provided. There is no basement proposed within this scheme so the risk remains low.

2.8.2. Upon consultation with the LLFA, the details with the FRA were considered acceptable

2.9. Transport and Highways

2.9.1. The site lies in a highly accessible location and it is envisaged that sustainable transport would predominantly be used. No on-site car parking is proposed and it is not anticipated that the proposal would result in significantly increased car use.

2.9.2. Cycle parking is provided in a mixture of ways, including within dedicated bike stores (for the residential flats), and visitor cycle parking to the front. For the residential flats this is in the form of an internal store, with an entrance to the front, and can accommodate up to 10 spaces. The visitor parking would be out the front in the entrance court. Cycle parking would be in accordance with the Local Plan, London Plan and CPG Transport in terms of quantum and quality. If planning permission were granted, these details would be secured by planning condition.

2.9.3. All six residential units would need to be secured as parking permit free by means of a section 106 Agreement. This would prevent any future occupiers from being able to park on the surrounding streets and adding to traffic congestion and air pollution. The loss of the existing three off-street parking spaces as part of the proposals is supported by Policy T2 and welcomed.

2.9.4. A draft Construction Management Plan (CMP) has been submitted in support of the application. This is limited in information at this point in time, which is expected given a principal contractor has not been selected and planning permission has not been granted. A full CMP would need to be secured by means of a section 106 together with an Implementation Support Contribution of £3,920 and Impact Bond of £7,500, if permission were granted. The Council has a CMP pro-forma which must be used once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site.

2.9.5. A Highways Contribution of £7,041.32 would need to be secured by means of a section

106 as the footway directly adjacent to the site is likely to sustain damage because of the proposed works, and the crossover would need to be reinstated. The Council would need to undertake remedial works to repair any damage following completion of the proposed development. This highways contribution would allow the Council to repave the footway directly adjacent to the site and repair any other damage to the public highway in the general vicinity of the site. The highway works would be implemented by the Council's highways contractor on completion of the development. A cost estimate for the highway works has been requested from Council's Transport Design Team and will be forwarded once received. The estimate of £7,041.32 has been made by the Council's engineering team.

2.9.6. On the above basis, the proposals are considered acceptable on transport grounds.

2.10. Trees, Landscaping and Biodiversity

2.10.1. Officers note that the site is not within close proximity to a Site of Important Nature Conservation (SINC). However whilst the site is within an urban context the site contains presence of trees, grass, flower beds, unmade ground. The applicant commissioned a preliminary ecological appraisal which was later updated following comments from the Council's Ecology team. It confirms that there was little wildlife on the site and little scope for existing habitats to support any protected species.

2.10.2. Upon investigation an Ivy Clad Sycamore provides low potential for roosting bats and the scattered trees for nesting birds but no other evidence was found of protected species within the application site.

2.10.3. To compensate the loss of potential bird nesting sites, bird boxes will be secured via details in respect of the biodiverse roofs in the areas indicated will be secured via a condition. The details shall be consistent with the Green Roof Organisations Green Roof Code.

2.10.4. On the above basis, the proposals are considered acceptable on ecology grounds.

2.10.5. In terms of trees, the removal and replacement of the trees on the frontage is considered to be acceptable. In the context of the development, where the visibility of the trees to the rear would be blocked by the increased height of the building their loss would not significantly impact on the character of the area.

2.10.6. Full details of replacement planting should be submitted to the Council via pre-commencement conditions.

2.11. Sustainability

2.11.1. Local Plan policy CC1 requires all developments to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. Policies CC2 and CC3 are relevant with regards to sustainability and climate change. All residential developments are required to achieve at least a 35% reduction in regulated carbon dioxide emissions on-site over the 2013 Building Regulations.

2.11.2. In general, the proposal seeks to achieve high standards of sustainable design and construction. Green roofs, sustainable drainage solutions, south-facing photo voltaic (PV) panels and sustainable building materials and finishes are proposed. The relevant details of these elements would be secured by condition if permission were granted. A number of other energy efficient and sustainable design measures are proposed including mechanical ventilation with heat recovery to minimise heat loss, energy efficient services and insulation. These are detailed in the submitted Energy and Sustainability Statement. Overall, the

proposals would achieve a reduction of at least 18.0% in the carbon dioxide emissions through fabric and services efficiencies, then a further reduction by the use of solar photovoltaic systems, resulting in a total reduction over 2013 Building Regulations of 68.2%. This would exceed the requirement of a 35% reduction in carbon emissions as set out in the policy requirements. The requirements are met for water consumption and the minimisation of overheating.

2.11.3. In terms of Camden's Be Lean, Be Clean and Be Green programme, the buildings have been designed to reduce energy demand through a highly insulated building fabric, limited heat loss through air infiltration, reduced reliance on artificial lighting and through the specification of low energy lighting and efficient space heating and hot water systems, coupled with advanced controls. In addition, adequate levels of ventilation are maintained whilst reducing heat loss through the specification of MVHR. The use of Air Source Heat Pumps (ASHP) and PV panels offsets the regulated CO2 emissions with a culminative saving of 47.3% of the baseline emissions. Additional conditions will be placed on the application for further information for the ASHP.

2.11.4. Any approval would require a Sustainability and Energy Plan to be secured via legal agreement. Following detailed construction design, the energy calculations would be revisited to ensure the energy requirements and carbon dioxide emissions are up to date.

2.12. Waste

2.12.1. A dedicated bin store is proposed adjacent to the main proposed building adjacent to Gondar Gardens. The bin store has space for 2 x 1100L Euro Bins and 1 x 240L in line with the *Storage and Collection of Recycling and Waste* section of the CPG Design.

2.13. Land Contamination

2.13.1. The application is supported by relevant documentation and has been reviewed by the Council's Environmental Health Officer. No exploratory hole location plan has been provided and no investigation has been undertaken in the areas of the site most likely to be impacted as a result of the historical use. Concern was raised by the Environmental Health officer that the supporting documents were not adequate enough to demonstrate a full investigation had been carried out and the conclusions of the report were not satisfactory. If planning permission were to be granted, pre-commencement conditions would be required provide a phase I and phase II Contamination assessment, a Remedial Method Statement and a Verification report demonstrating the remedial work has been completed.

2.13.2. According the Council's contaminated land risk characterisation, the land has a low risk of contamination land. Although the Council has no present evidence that confirms that there are contamination issues affecting the subject site other than potentially contaminative land-use activities in proximity. Soils in Camden typically contain elevated levels of certain heavy metals. Therefore, in accordance with the risk-based approach under Part 2A of EPA 1990, planning conditions are recommended (if the application is approved) to ensure the proposed development is suitable for its proposed use.

2.14. Heads of Terms

2.14.1. If the proposal was considered to be acceptable it would be the subject of a section 106 legal agreement. The obligations required have been discussed above and below is a summary of the heads of terms that would be sought if permission were granted:

- Affordable housing payment-in-lieu (PIL) of £236,500.00
- New residential units to be secured as car-free

- Construction Management Plan and implementation support contribution of £3,920.00 and construction impact bond of £7,500.00
- Highways contribution of £7,041.32
- Sustainability and Energy Plan

2.15. Community Infrastructure Levy

2.15.1. If the proposal was deemed acceptable it would be liable for both Mayoral and Camden CIL. This would be based on Mayor's CIL2 (MCIL2) and Camden's latest CIL charging schedule from 2020. As the proposal includes an uplift of 473sqm, the CIL estimate is:

- MCIL2 = £80 x 473sqm = £37,840.00
- Camden CIL (Zone B) = £644 x 473 = £304,612.00
- Total CIL = £342,452.00

2.15.2. Officers note that the floor areas and calculations above are approximate and sums are indicative. Final payable contributions would be calculated (following any potential approval of the scheme) by the Council's CIL officers.

RECOMMENDATION

3.1 Grant Conditional Planning Permission Subject to Section 106 Legal Agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 21st March 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 and search for 'Members Briefing'.

Application ref: 2021/3018/P
Contact:
Tel: 020 7974
Date: 16 March 2022

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

RPS
20 Farringdon Street
London
EC4A 4AB

Dear Sir/Madam

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:
Land to the Rear of 2-4 Shoot-Up Hill
London
NW2 3QN

Proposal:

Demolition of the existing single storey buildings (Class B2) on the site and the erection of a four storey residential block (Class C3) to provide 6 new units with associated landscaping, cycle parking and amenity space.

Drawing Nos: 956 P 0001, 956 P 0002 (Rev A), 956 P 0100 (Rev A), 956 P 0300 (Rev A), 956 P 0401, 956 P 1002 (Rev C), 956 P 1003 (Rev C), 956 P 1004 (Rev C), 956 P 1005 (Rev C), 956 P 1006 (Rev C), 956 P 2001 (Rev C), 956 P 2101 (Rev C), 956 P 3101 (Rev C), 956 P 3102 (Rev C), GEN22015-01 (Tree Reference Plan), GEN22015aiaA (Arboricultural Impact Assessment), BRE/43 (Window Maps), Ecological Impact Assessment (Rev D 01/12/2021), Commercial Condition Report (11/11/2019), Employment Report (26/05/2021), Energy and Sustainability Statement (March 2021), Environmental Noise Impact Assessment (March 2021), Air Quality Assessment (April 2021), Archaeological Assessment (March 2021) Daylight and Sunlight Report (May 2021), Flood Risk Assessment and Drainage Strategy Report (Issue 4), Geo-Environmental and Geotechnical Site Investigation report (August 2021) and Design and Access Statement (August 2021)

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 The development hereby permitted shall be carried out in accordance with the following approved plans 956 P 0001, 956 P 0002 (Rev A), 956 P 0100 (Rev A), 956 P 0300 (Rev A), 956 P 0401, 956 P 1002 (Rev C), 956 P 1003 (Rev C), 956 P 1004 (Rev C), 956 P 1005 (Rev C), 956 P 1006 (Rev C), 956 P 2001 (Rev C), 956 P 2101 (Rev C), 956 P 3101 (Rev C), 956 P 3102 (Rev C), GEN22015-01 (Tree Reference Plan), GEN22015aiaA (Arboricultural Impact Assessment), BRE/43 (Window Maps), Ecological Impact Assessment (Rev D 01/12/2021), Commercial Condition Report (11/11/2019), Employment Report (26/05/2021), Energy and Sustainability Statement (March 2021), Environmental Noise Impact Assessment (March 2021), Air Quality Assessment (April 2021), Archaeological Assessment (March 2021) Daylight and Sunlight Report (May 2021), Flood Risk Assessment and Drainage Strategy Report (Issue 4), Geo-Environmental and Geotechnical Site Investigation report (August 2021) and Design and Access Statement (August 2021)

Reason:

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

- 3 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.

- 4 Prior to commencement of above ground works on the consented development, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), perforated brick and aluminium screens, spandrel panels, external doors and gates and acid etched precast;

b) Typical plan, elevation and section drawings of balustrading;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1m x 1m 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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

- 7 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 whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

- 8 Prior to commencement of development, full details in respect of the biodiverse roofs in the areas indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall be consistent with the Green Roof Organisations Green Roof Code and 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 biodiverse 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 policy A3 of the London Borough of Camden Local Plan 2017.

- 9 The approved internal cycle store for 10 cycle spaces and one sheffield stand in the forecourt for 2 cycle spaces, as shown on drawing 956 P 1002 (Rev C) 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 design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35dB LAeq 16hrs daytime and of more than 30dB LAeq 8hrs in bedrooms at night.

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

- 11 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s(1.75) 16 hour day-time nor 0.26 m/s(1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

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

12 Land Contamination Risk Assessment

Part A:

No development shall commence until a revised Phase I and Phase II Land Contamination Assessment encompassing a supplementary site investigation is submitted to and approved in writing by the local planning authority. This report shall address the shortcomings raised with the original report and the supplementary site investigation should be compliant with the specification suggested by the Local Planning Authorities' Contamination Land Officer as per their comments dated 29th July 2021.

All works must be carried out in compliance with Contaminated Land Risk Management (2020) and by a competent person.

Subsequent sections are subject to the findings of the supplementary 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 CLRM (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 CLRM (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

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, improvement, alteration, building, or enclosure permitted by Schedule 2, Part 1 or 2 of the Order shall be carried out or erected without the prior written permission of the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, and A1 of London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 14 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 prior to occupation 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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 15 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2021, policies A3, D1 and CC2 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 16 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 17 Prior to commencement of development, full details of the Sustainable Drainage System including at least 8.4 m³ buried geocellular attenuation and at least 6.5 m³ blue roof storage shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate a site run-off rate conforming to the run-off rate of 2.0 l/s approved by the Local Planning Authority. An up-to-date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided. Systems shall thereafter be retained and maintained in accordance with the approved details.

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 CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 18 Prior to occupation, evidence that the Sustainable Drainage System has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021

- 19 Before the use commences, details of the Air Source Heat Pumps shall be provided with acoustic isolation and sound attenuation measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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

Informative(s):

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

- 3 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.
- 4 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil 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.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 7 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.

- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 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>.
- 10 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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