

194 Goldhurst Terrace



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Site Photos:



1. Aerial photo of the application site



2. Aerial photo looking east



3. Aerial photo of the wider area



4. Street view image of the main house



5. Street view image of the west elevation of the main house



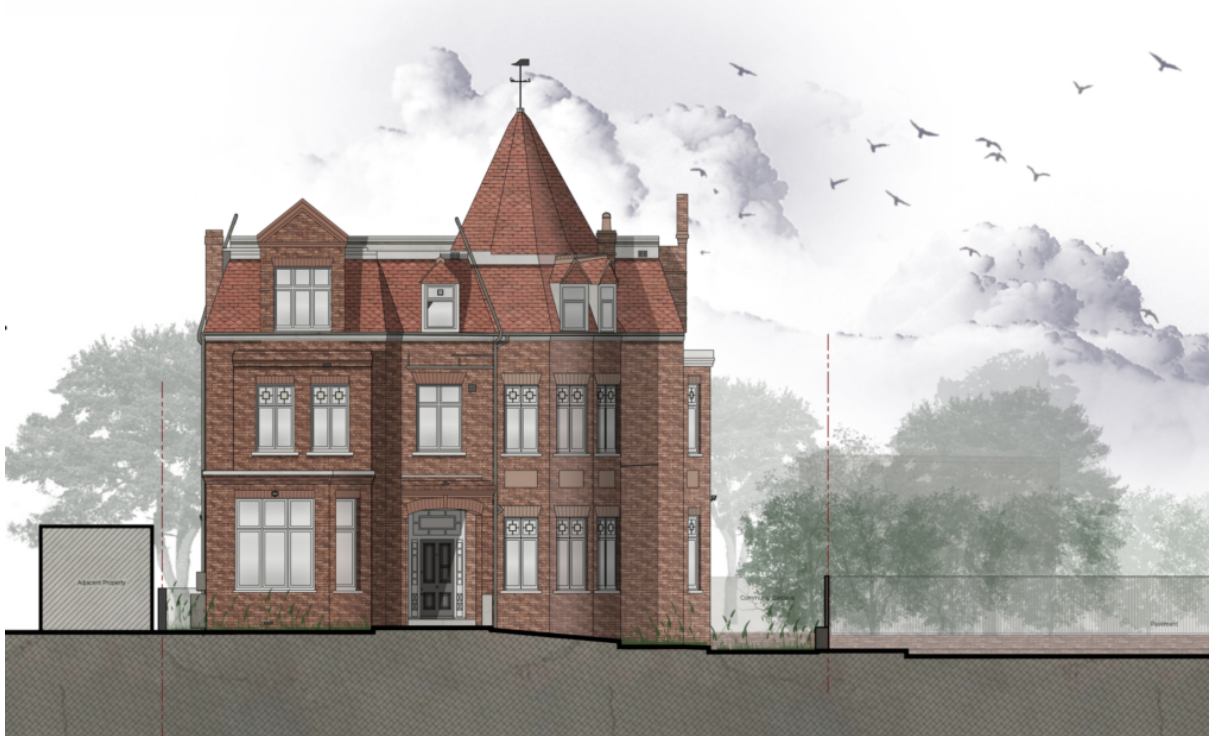
6. Image of the existing garage



7. Existing south elevation



8. Proposed south elevation



9. Existing west elevation



10. Proposed west elevation



11. Existing east elevation



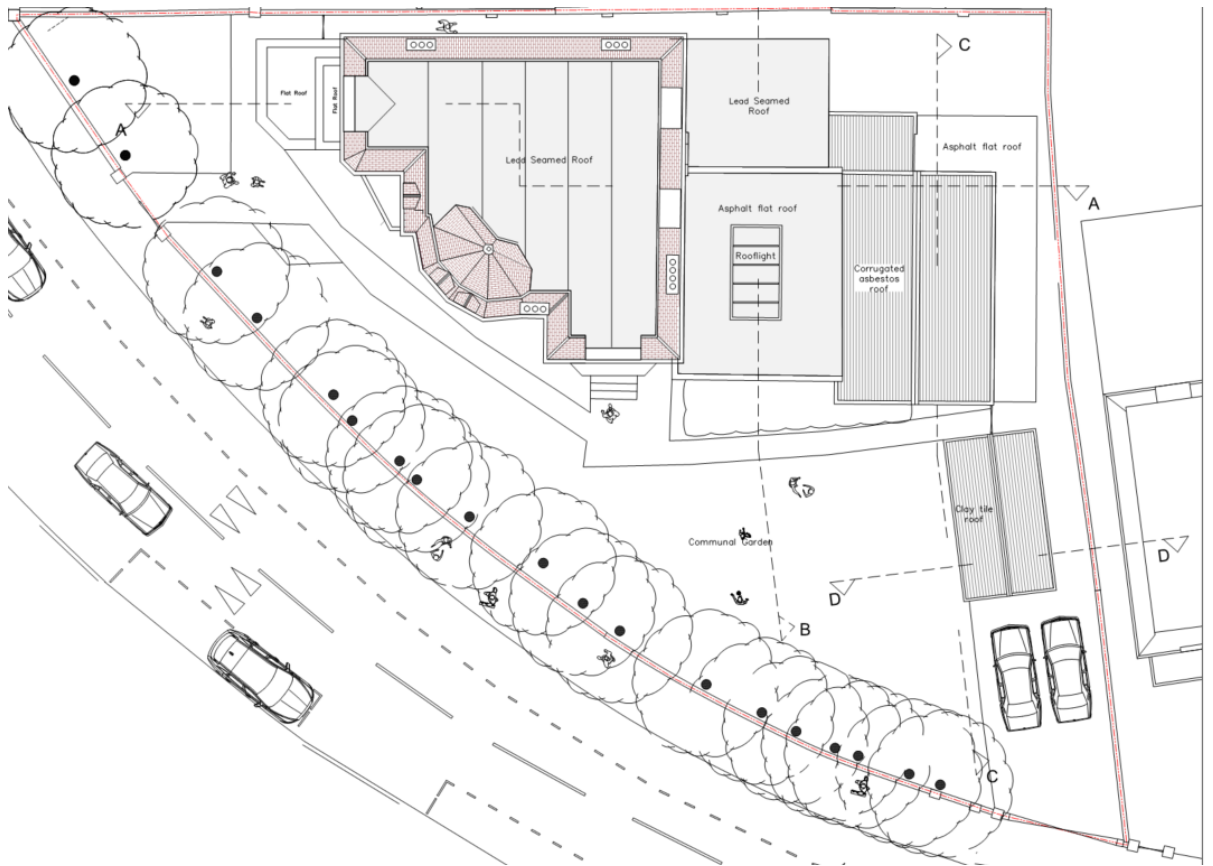
12. Proposed east elevation



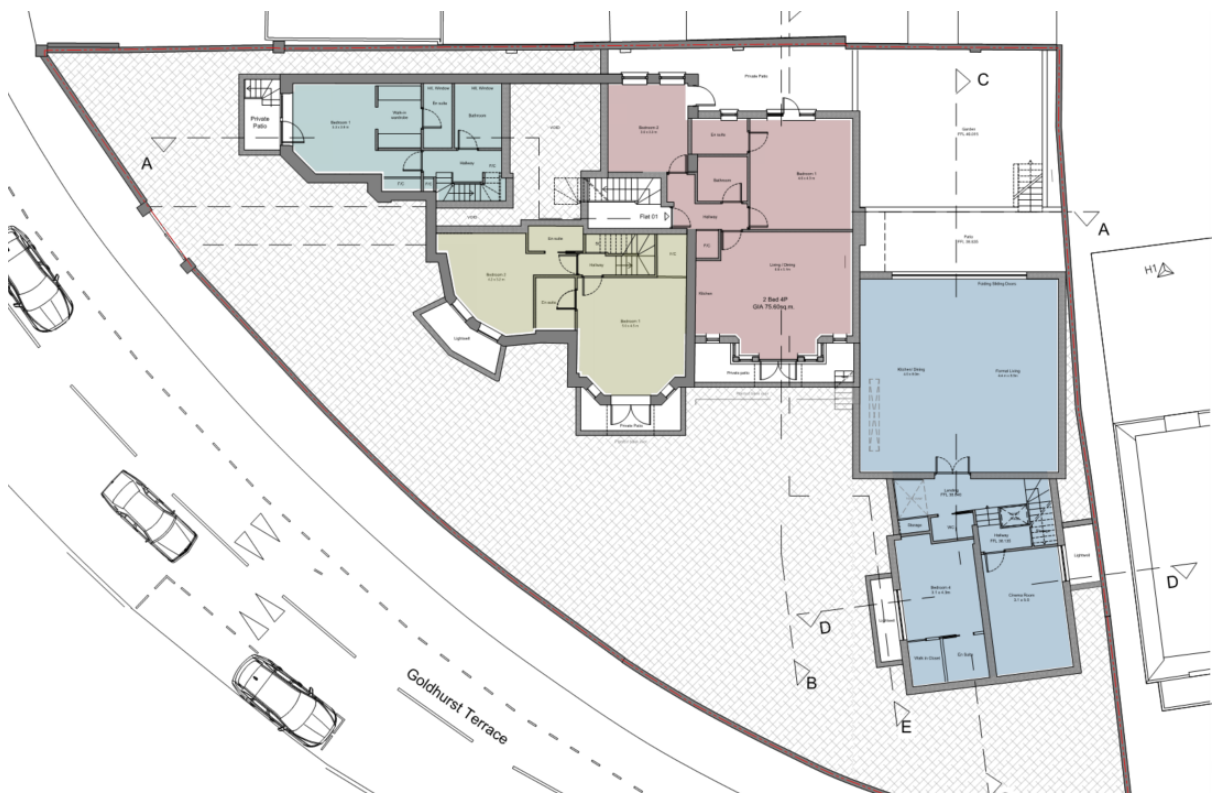
12. Existing north elevation



13. Proposed north elevation



14. Existing roof plan



15. Proposed basement plan



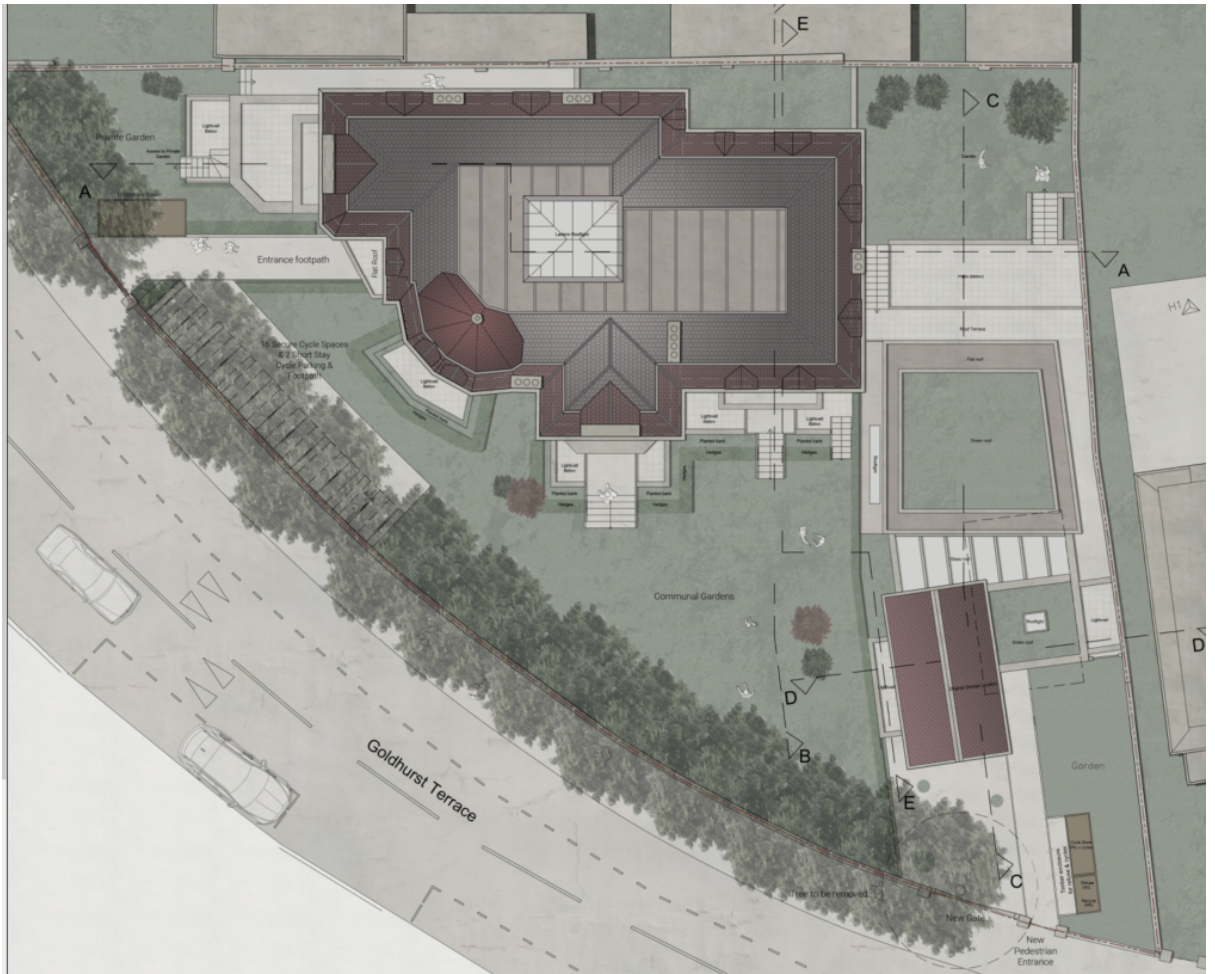
16. Ground floor plan



17. Proposed first floor plan



18. Proposed second floor plan



19. Proposed roof plan

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		27/02/2024		
		N/A / attached		Consultation Expiry Date:		23/03/2024		
Officer				Application Number(s)				
Edward Hodgson				2024/0012/P				
Application Address				Drawing Numbers				
194 Goldhurst Terrace London NW6 3HN				See draft decision notice				
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature		
Proposal(s)								
Demolition of single storey side extensions and erection of three storey side extension, together with excavation of part basement and lightwells to create 8no. flats and associated external alterations the roof and windows. Relocation and rebuilding of existing detached garage and single storey side and rear extensions to create 1no. house together with basement excavation.								
Recommendation(s):		Grant Conditional Planning Permission subject to Section 106 legal agreement						
Application Type:		Full Planning Permission						
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice						
Informatives:								
Consultations								
Adjoining Occupiers:		No. of responses			18	No. of objections		18
Summary of consultation responses:		<p>Site Notice: displayed 24/01/2024 and expired 17/02/2024 Press Notice: published 01/02/2024 and expired 25/02/2024</p> <p>The consultation period was extended to 23/03/2024 to allow for further comments to be received.</p> <p>Eighteen responses objecting to the proposal were received from neighbouring occupiers. The concerns are summarised below:</p> <ul style="list-style-type: none"> • Basement impacts • Flooding impacts • Desing and Heritage • Impacts from number of new occupiers • Impact on neighbouring amenity 						

	<ul style="list-style-type: none"> • Impact on trees and biodiversity • Transport concerns <p><u>Officer's Response:</u></p> <ul style="list-style-type: none"> • <i>Basement considerations are discussed in Section 8.</i> • <i>Flood risk and impacts are discussed in Section 12.</i> • <i>Design and heritage are discussed in section 7.</i> • <i>Amenity impacts are discussed in Section 9.</i> • <i>Trees and biodiversity are discussed in section 13.</i> • <i>Transport is discussed in section 10.</i> • <i>A number of consultation responses referred to the provision of 48 new flats. For clarity, the proposal involves the provision of 8 new flats and 1 new house, totalling 9 new dwellings.</i>
<p>Combined Residents' Association of South Hampstead (CRASH)</p>	<p>CRASH was consulted and objected to the proposal. A summary of their objection is as follows:</p> <p><i>CRASH (the Combined Residents' Associations of South Hampstead) would like to object strongly to aspects of this application to redevelop the house at 194 Goldhurst Terrace and add a new detached house on the plot. Our most significant objection relates to the scale of the proposed excavation of basements under the existing property and for the new house and the reduction in permeable surfaces through extensive use of lightwells, patios, sunken patios, paths and paving. CRASH believes that what is proposed is overdevelopment of the site achieved through excessive basement excavation and the additional house and reduction in permeable surfaces in a flood prone area.</i></p> <p><i>The supporting documents in the application e.g. BIA and Flood Risk assessment seriously underplay the known flooding of this area in 2021 including sewer flooding risk and the scale of the basements already (or in process of excavation) in close vicinity to this site and do not adequately substantiate that new SuDs could cope with this. CRASH requests that the groundwater monitoring takes place before a decision is taken on the application. That the BIA undertaken for 190 Goldhurst indicates that the groundwater was only at 0.8m below groundlevel – yet this application includes a basement of 2.5m depth. While it may be possible to mitigate this at 194 with engineering solutions to prevent water ingress into the basement the implications for diverted waterflows to neighbouring properties is likely very negative. This risk is evidenced in Camden's own SFRA documents. The documents provided in the application should evidence where the potential receptors for diverted waterflows are hence the recommendation that a basement search radius of 500m around a development is included – notably it has not been included in this application.</i></p> <p><i>In addition points of objection for CRASH are:</i> <i>Inclusion of a flat that would be wholly at basement ("lower-ground") level is</i></p>

at odds with Camden guidance and policies for areas at risk of floods. This stretch of Goldhurst (and Aberdare Gdns) do not feature raised entrances – as such the proposed cast-iron open tread external staircases are out of character with the conservation area and visual harmony, and would not “preserve or enhance” the conservation area so should be omitted.

“Visual clutter” caused by the misalignment of window levels between the original building and the proposed new building is also out of keeping with the visual principles of the conservation area and should be redesigned. The privacy of neighbouring properties (specifically 192 and 196 Goldhurst) is also impacted and underplayed in the new proposals. The addition of multiple new windows at heights that will provide views into these neighbouring properties is unacceptable and should be revisited.

Officer’s Response:

- *Basements are discussed in section 8 of the report*
- *Flood risk and drainage are discussed in section 12*
- *Design and Heritage are discussed in section 7.*

Site Description

The application site is a vacant property located on the east side of Goldhurst Terrace. It is a standalone detached corner property dating from the Victorian era with two-storeys and a mansard roof with accommodation at roof level. It was constructed with red brick with white timber fenestration, and it has a single storey ground floor extension to the east. There is an existing part basement under the main property. A single storey garage building with a dual pitched roof is located to the south-east area of the site with existing parking and vehicle access off Goldhurst Terrace.

The site is located within the South Hampstead Conservation Area and noted in the management strategy as being a positive contributor to the character and appearance of the Conservation Area.

The site was previously used as dwellinghouse where care was provided for no more than 6 people under use Class C3 (b).

The site lies within the Goldhurst Local Flood Risk zone.

Relevant History

Application Site

8905015 - Change of use of part of ground floor to provide facilities for use as a day project for people with learning disabilities as shown on one unnumbered drawing. **Granted – 25/05/1989**

33105 - Change of use and works of conversion to provide 8 self-contained flats. **Granted – 15/12/1981**

28516 - Change of use of existing building to five self-contained flats, including works of conversion and erection of a new four storey block of eight flats. **Granted – 26/09/1979**

190 Goldhurst Terrace

2016/2689/P - Excavation of a basement to form an independent two bedroom dwelling. **Granted subject to a section 106 legal agreement - 04/01/2019**

Relevant Policies

National Planning Policy Framework (2023)

The London Plan (2021)

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
- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and vibration
- A5 Basements
- D1 Design
- D2 Heritage
- CC1 Climate change adaptation
- CC2 Adapting to climate change
- CC3 Water and flooding
- T1 Prioritising walking, cycling, and public transport
- T2 Parking and car-free development
- DM1 Delivery and monitoring

Camden Planning Guidance

- CPG Design (2021)
- CPG Housing (2021)
- CPG Energy efficiency and adaptation (2021)
- CPG Air Quality (2021)
- CPG Amenity (2021)
- CPG Basements (2021)
- CPG Transport (2021)
- CPG Water and Flooding (2019)
- CPG Developer Contributions (2019)

South Hampstead Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

1.1. Planning permission is sought for:

- Demolition of the existing single storey side extensions and the erection of a replacement three storey side extension, and the excavation of an enlarged basement with lightwells to provide 8 new flats. Minor alterations to the roof including reinstatement of original slate roof and roof lantern. Existing windows to be replaced with double glazed windows.
- Dismantling and rebuilding of the existing single storey garage building and the erection of a side and rear extension and excavation of a basement to provide a single family dwellinghouse.
- Alterations to the front boundary treatment

1.2. Revisions:

During the course of the application, minor revisions have been made. These include the removal of the parking outside the relocated garage, the setting back of the side extension from the relocated garage and relocation of a lightwell from the front to the side, the alignment of the windows on the new side extension with those within the host building and a chimney stack has been introduced to the east elevation.

2. Planning Considerations

2.1. The key considerations material to the determination of this application are as follows:

- Land Use
- Dwelling Mix
- Affordable Housing
- Quality of Accommodation
- Design & Heritage
- Basements
- Neighbouring Amenity
- Transport
- Energy and Sustainability
- Water and Flooding
- Trees and Biodiversity

3. Land Use

- 3.1. The applicant has demonstrated that the lawful use of the building sits within Class C3 (b). Class C3 (b) is a single household of not more than 6 residents where care is provided. The property was previously owned by the Council and was previously used by no more than 6 residents at any time. In addition, the layout of the property and the sharing of facilities and stability of the occupancy suggests that it was used as a single household. Policy H8 of the local plan seeks to resist the loss of care provision, unless it complies with any of the subparas. F) to J). The property was sold by the Council as it was surplus to requirements as newer accommodation has been provided elsewhere within the borough. Given that adequate replacement facilities have been provided elsewhere, the proposal satisfies point h of Policy H8 and the loss of the supported housing is accepted. Given the proposed use would be within the same use class, namely C3, there is no change of use.
- 3.2. Housing is regarded as the priority land use of the Local Plan and the Council will make housing its top priority when considering the future of unused and underused land and buildings. As such, the provision of nine self-contained dwellings is compliant with Policy H1.

4. Dwelling Mix

- 4.1. The Council requires development to contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes. Policy H7 of the Local Plan includes a Dwelling Size Priorities Table as set out below:

	<i>1-bedroom (or studio)</i>	<i>2-bedroom</i>	<i>3-bedroom</i>	<i>4-bedroom</i>
Social-affordable rented	Low	High	High	Medium
Intermediate affordable	High	Medium	Low	Low
Market	Low	High	High	Low

- 4.2. Policy H7 seeks to ensure that all housing development: (a) contributes to meeting the priorities set out in the Dwelling Size Priorities Table; and (b) includes a mix of large and small homes. The proposal includes the creation of 4x two-bedroom and 4x three-bedroom self-contained flats and 1x four-bedroom house. Two- and three-bedroom units are regarded as high priority for market housing in the above table. The proposal also represents a mix of large and small homes. Therefore, the proposed unit mix is welcomed and complies with Policy H7 of the Local Plan.

5. Affordable Housing

- 5.1. Policy H4 requires a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The policy states that where developments have a capacity for fewer than 10 additional dwellings, the Council will accept a payment in lieu of affordable housing. This payment would be secured under a section 106 legal agreement.
- 5.2. Targets are based on an assessment of development capacity whereby 100 sqm GIA of housing floorspace is generally considered to create capacity for one home and 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.

5.3. Where development has the capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. A rate of £5,000 per sqm GIA is applied. The application does not constitute a change of use, and so the existing residential floorspace is not considered as part of calculation.

Additional residential floorspace [(318.15sqm GIA) x6% (capacity for 3 additional homes = 8%)] x £5,000 = £95,445

6. Quality of Accommodation

6.1. Policy H6 outlines how the Council will seek to secure high quality accessible homes in all developments that include housing. We will:

- encourage design of all housing to provide functional, adaptable and accessible spaces;
- expect all self-contained homes to meet the nationally described space standard; and
- require 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2).

6.2. The proposal consists of 4x two-bedroom, 4x three-bedroom and 1x four-bedroom self-contained residential units. Each of the new units exceeds minimum national space standards as outlined in the table below:

Unit	Unit Type	Minimum GIA	Proposed GIA
Flat 1	2Bed/4Person	70sqm	78.05sqm
Flat 2	3Bed/4Person duplex	84sqm	89sqm
Flat 3	3Bed/5Person duplex	86sqm	95sqm
Flat 4	2Bed/4Person	70sqm	79.5sqm
Flat 5	3Bed/6Person	95sqm	99.5sqm
Flat 6	2Bed/4Person	70sqm	75sqm
Flat 7	3Bed/5Person	86sqm	89.5sqm
Flat 8	2Bed/4Person	70sqm	71.5sqm
House	4Bed/8Person	124sqm	210sqm

6.3. Each of the 9 new units are at minimum dual aspect and would be provided with a good degree of privacy, outlook, ventilation, and provision of daylight/sunlight. An Internal Daylight Report has been submitted which demonstrates that all the units would receive adequate levels of natural light. One bedroom at lower ground floor would not meet the BRE requirement of 50% of the room receiving 100lux for at least half of the daylight hours. However, the figure of 47% is only marginally below the 50% target, and the other bedroom and living, kitchen and dining room within the same flat would both exceed the 50% target (60% and 51% respectively). This is during the winter months with bare tree branches. During summer months, the living kitchen diner, and the bedroom would not meet the 50% target, with figures of 45% and 46% respectively. In addition, a further bedroom in another flat at lower ground floor would reach 36% during summer. The remaining rooms in that flat would meet the 50% target. These proposed figures are only marginally below the targets, and other rooms within

these affected properties would meet the target. In addition, this would only be a seasonal shortfall during summer months. As such, the proposed levels of natural light in the development on balance would be acceptable.

- 6.4. Each of the units would have access to either private or communal external amenity space. This is considered acceptable and would provide future occupiers with sufficient external amenity area, complying with policy D1 of the Local Plan and London Plan requirements.

7. Design and Heritage

7.1. D1 states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable; and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings.

7.2. South Hampstead is a well-preserved example of a leafy Victorian suburb, almost exclusively residential, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. One of the most prominent features of the area is vegetation, both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. The existing building is noted as making a positive contribution to the character and appearance of the conservation area in the adopted appraisal. It is a unique building in the area, being a detached house on a prominent corner site. Its architecture is quite striking, featuring a central turret flanked by almost symmetrical wings. Although the garage is not mentioned specially in the appraisal, it also contributes to the character and appearance of the area.

Demolition

7.3. The proposed demolition of the single storey extensions to the east of the main building would not harm the character and appearance of the conservation area as they are of limited historic value and have limited visibility from the public realm. The extension immediately adjacent to the main building does have some historic interest, however the fenestration and building line differ from the main house. In addition, the 1930s extension beyond this is of little historic interest and therefore no objection is raised regarding the demolition of these elements.

Basement and lightwells

7.4. Although visible habitable basements are not a feature of this conservation area, it is noted that the house is set well back with a boundary wall and trees along the street frontage. Therefore, the impact of lightwells on the main house would have a limited impact on the conservation area, as they would be screened by planting and are set back from the front boundary.

Side Extension

7.5. The replacement full height extension is acceptable in principle, and it would still allow the building to read as a large, detached house. It also allows for the reinstatement of open space in the northeast corner of the site. The overall form and set back are appropriate as it would allow the turret and two wings to read as the main façade of the building in views from the west. The revisions have successfully aligned the fenestration with the host building and a chimney stack on the east elevation would help break up this façade. Although the new extension would be three storeys in height, it would appear as a natural addition to the host property and the fenestration and building line would align better with the main house compared to the existing situation. Given the scale of the host building, it would still appear as a subordinate addition that would be sympathetic in terms of materials and fenestration to the host building. As such, the three-storey extension in this instance is acceptable.

Garage Relocation

7.6. The garage references the architecture of the host building and contributes to the character and appearance of the conservation area. Historic England guidance indicates that examples of building built for motor cars prior to 1906 are potentially of considerable interest due to rarity. Its retention and relocation is therefore welcomed in principle, and a method statement has been submitted to show how much of the existing fabric would be retained during construction. The location of garage would retain a visual connection with the road and following revisions, it would align with the access gate along the boundary. The garage will not be used to store vehicles but will be incorporated into the residential accommodation.

New Dwellinghouse

7.7. The proposed house is set in the northeast corner of the site, behind the garage with most of its volume hidden at basement level. Only a single storey will be above garden level and this will largely be screened by the rebuilt garage which will be closer to the street. As such the new house would read as a secondary element on the site and maintain a sense of openness at the rear. It is connected to the garage by means of a glazed link which is an appropriate transition between the two structures. To the east, the extension would be built in timber cladding which differentiates it from the garage and provides a visual connection to the garden. Following revisions, the side element has now been set back further from the front of the garage and a lightwell has been relocated to the side to be more discreet.

7.8. A condition has been included which requires sample materials to be submitted and approved prior to the construction of the new dwellinghouse and extension, to ensure they are of a high quality and will relate positively to the surrounding context and wider Conservation Area.

7.9. Special regard has been attached to the desirability of preserving or enhancing the Camden Square Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

7.10. Overall the proposal complies with D1 and D2 of the 2017 Local Plan

8. Basements

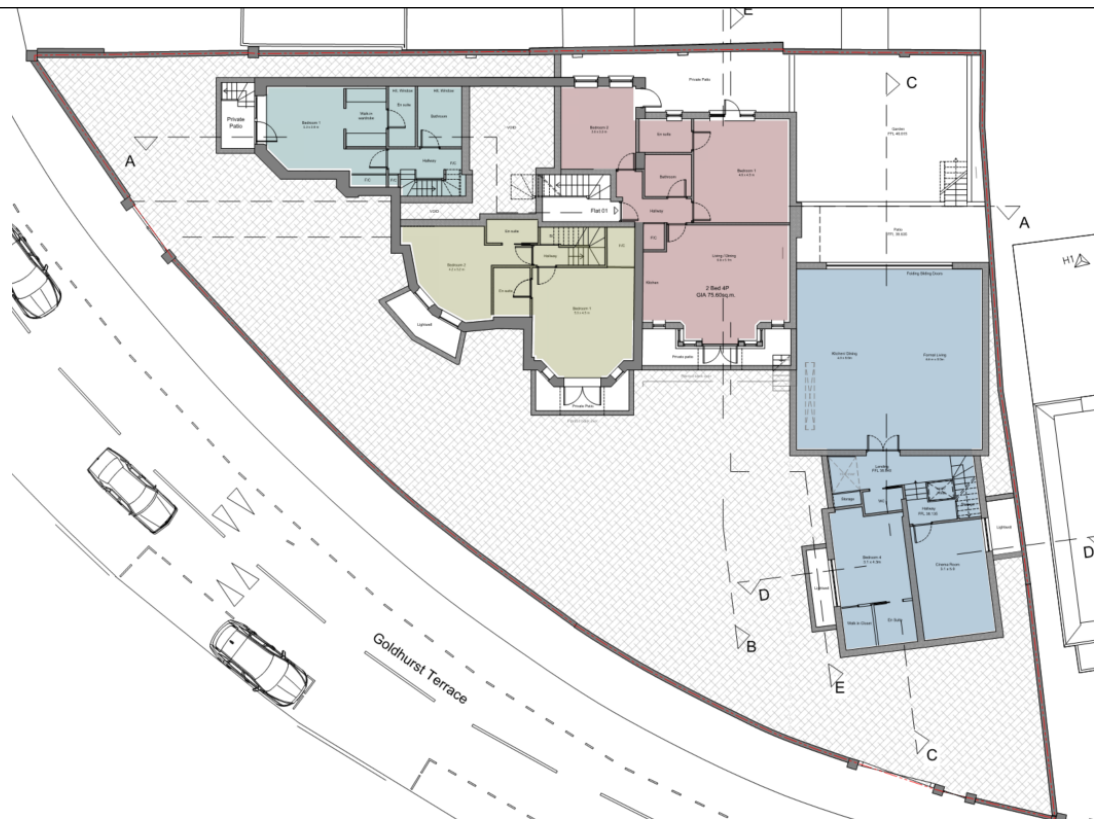
8.1. Policy A5 requires basements, by way of their siting, location, scale, and design to have minimal impact on and be subordinate to a host property. A number of criteria is set out in the policy which advise that basements should:

- f. Not comprise of more than one storey;
- g. Not be built under an existing basement;
- h. Not exceed 50% of each garden within the property;
- i. Be less than 1.5 times the footprint of the host building in area;
- j. Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. Not extend into or underneath the garden further than 50% of the depth of the garden;
- l. Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. Avoid the loss of garden space or trees of townscape or amenity value.

8.2. The proposed basements beneath the main house and the new house comprise of one storey underneath the proposed building, do not exceed 50% of the garden, are less than 1.5 times the footprint of the host buildings, and avoid the loss of garden space or trees of townscape or amenity value. The basements would be sufficiently set back from neighbouring properties, and although the basement beneath the new house would come close to the boundary with no. 192, due to the angle of the boundary line, this is only marginal and there would still be sufficient space between the proposed basement and neighbouring properties and meets the policy objective.



Existing Basement Plan



Proposed Basement Plan

8.3. Furthermore, the application is supported by a Basement Impact Assessment (BIA). This was subjected to an independent audit by Campbell Reith (CR) and follow up revisions were assessed. Following their assessment, CR confirmed that the proposed basement complies with Policy A5 and the CPG Basements document. Compliance to the approved BIA will be secured by condition. A further condition is attached requiring confirmation that a suitably qualified engineer will oversee the excavation works.

9. Neighbouring Amenity

9.1. Policy A1 of the Local Plan seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour. Policy A3 states that features with nature conservation value, including gardens, shall be protected where possible. Policy A4 states that the Council will not grant permission for developments with unacceptable noise impacts.

9.2. The nearest residential dwellings are nos. 192 Goldhurst Terrace (located to the east), 196 (located to the north) and 265-255 located to the south on the other side of the road.

9.3. There are existing windows along the north elevation of building, and although the proposal would increase the number of windows here, given the existing situation, the distance to number 196 and the location of the windows on the neighbouring building, the proposal would not introduce direct overlooking opportunities into the neighbouring property as any such views would be oblique. In addition, an existing tree would help to screen views. Moreover, the lower panes of the new windows on the north elevation would be obscured glazed. The rear garden at no. 196 is already overlooked by windows at the application site and 2 Aberdare Gardens... On the east elevation of the side extension, higher level windows are proposed however these

would be some distance (9.3m) from the west elevation of no. 192 and nonetheless, the proposed windows would not align with those at the neighbouring property. Windows along the east elevation of the new single dwellinghouse would be kept to a minimum and located at ground floor, with the existing boundary treatment providing screening. The windows and terrace on the north elevation of the new house would be located a sufficient distance from neighbouring windows and amenity space, especially to the rear at no. 192.

9.4. In terms of daylight and sunlight impacts to neighbouring properties, a Daylight/Sunlight Impact Assessment has been submitted. With regards to daylight impact using Vertical Sky Component Assessment (VSC), one window at number no. 192 would be impacted regarding the BRE guidelines. The window in question serves a bedroom at ground floor in the property and it is noted that bedrooms do not require the same levels of light as kitchens and living rooms and there are other unaffected bedrooms in the same property. The proposed VSC level would be 15.81, which would be 0.67 compared to the existing level. The guideline suggests that harm can result when the VSC is below 27 and the retained level is less than 0.8. However, the guidelines also include an 'urban range' of 15 VSC, which is widely adopted across Camden given the dense and built-up nature of the borough. The proposed VSC would be just above the urban range. With regards to sunlight, based on the Annual Probably Sunlight Hours assessment, no windows at neighbouring properties would fail the test including the bedroom window aforementioned. Therefore, the proposal would not significantly impact on daylight and sunlight levels at neighbouring properties.

9.5. As such, it is considered there would be no detrimental impact on neighbouring amenity from the proposed development with regards to significant loss of daylight/sunlight, outlook, noise, or privacy.

10. Transport

10.1. In line with policy T1 of the Local Plan, cycle parking should be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms, the requirement is for 2 spaces per unit, which gives an overall requirement for 16 long stay plus 2 short stay spaces for the main building (8 flats) and 2 spaces within the new house. Although the proposed cycle storage meets the requirements in terms of numbers, currently these spaces are not being shown and covered or secured, and as such it is necessary to secure details of cycle parking by condition.

10.2. In accordance with Policy T2 of the Local Plan, all nine units would be secured as on-street Residents parking permit (car) free by means of a Section 106 Legal Agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. The applicant has indicated their willingness to enter into such an agreement, which is welcomed. Following revisions, the originally proposed off street parking in front of the relocated garage has been removed and as such the entire development would be car free. A condition is attached requiring details of the landscaping so that this area could be soft landscaped. In addition, a highways contribution to remove the existing crossover is secured by section 106 agreement, as the crossover will become redundant. This will help to ensure that the forecourt area cannot be used for parking in the future.

- 10.3. A Construction Management Plan (CMP) and associated CMP Implementation Support Contribution of £4,194 and an Impact Bond of £8,000 will be secured by means of a S.106 Legal Agreement. This will help ensure that the proposed development is carried out without unduly affecting the operation of the local highway network or neighbouring amenity.
- 10.4. Given the existing crossover will become redundant once the on-site parking spaces are removed and as the construction process could lead to damage to the adjacent footway, it will be necessary to secure a Section 106 highways contribution for removing the crossover, reinstating the footway over and repaving the footway adjacent to the site on Goldhurst Terrace. A cost estimate shall be provided in due course.

11. Energy and Sustainability

- 11.1. Policy CC1 of the Local Plan requires all development to make a contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emission and contribute to water conservation and sustainable urban drainage. The policy requires all developments involving five or more dwellings to submit an energy and sustainability statement and to seek a 19% reduction in carbon dioxide below Part L 2013 Building Regulations.
- 11.2. The proposal seeks to achieve high standards of sustainable design and construction. It will need to be built in line with the new Part L building regulations which came into effect on 1 June 2022. The submitted energy and sustainability document demonstrates that the proposed development would result in an approx. 75% reduction in carbon emissions, through the use of ground source heat pumps and wastewater heat recovery systems. Smart meters, energy efficient LEDs and insulated hot water tanks would be provided. Details of the ground source heat pumps are secured via condition. This exceeds the policy requirement of a 20% reduction which is supported. In addition, a condition is attached to limit the amount of water consumption within the development.
- 11.3. The development would also retain much of the existing building, with the main house being converted and the garage being rebuilt. Although the existing side extensions would be demolished, when taken in the context of site as a whole, this demolition would not be considered as substantial. The development would therefore comply with the policy objectives of the Local Plan which seeks to optimise resource efficiency and reduce carbon emissions and retaining existing buildings contributes to this objective.
- 11.4. An Energy and Sustainability Plan would be secured through a s.106 planning obligation for a post-construction review to ensure the development would achieve sustainability targets.

12. Water and Flooding

- 12.1. Policy A5 and CPG Basements outline that the Council will not allow habitable rooms and other sensitive uses for self-contained basement flats and other underground structures in areas at risk of flooding. Although no parts of the borough are currently identified by the Environment Agency as being prone to flooding from waterways, Goldhurst Terrace is identified in the Council's Flood Risk strategy as subject to a history of localised surface water flooding caused by sewer surcharges.

- 12.2. As such, the applicant has submitted a site-specific Flood Risk Assessment (FRA) to assess the flood risk of the property. The site is located within the Goldhurst Local Flood Risk Zone; however, it is located towards a higher part of the road and up away from the flood hotspot which is located towards the junction with Goldhurst Terrace and Fairhazel Gardens which is around 2m lower than the road height at the application site. Previous flooding events did not affect the property in question. The FRA therefore demonstrates that the application site, despite being located within Local Flood Risk Zone, is at low risk of surface water flooding.
- 12.3. Nonetheless, mitigation measures have been proposed, including the installation of 400mm high flood protection glass walls around the lightwells and non-return valves to ensure no back flow causing sewer flooding. An alarm system would also be installed in the basement flats. Two duplexes and one self-contained flat are proposed at basement level. The two duplexes will have internal egress to upper floors and the self-contained flat will have internal egress using the 'communal' staircase to ground floor, although this staircase would only serve this one flat at basement level. Moreover, the self-contained flat would have external egress through a stair in the lightwell and would therefore have two means of escape in the event of a flood. The flood risk mitigation measures are secured via condition.
- 12.4. A SUDS proforma has been submitted and assessed by the Council's Local Lead Flood Authority which demonstrates that the basements would not contribute to an increase in flood risk. Conditions are also attached requiring details of flood risk emergency plan, and further details of SUDS, to ensure that surface water run-off from the buildings do not contribute to flood risk, including details of attenuation tanks, rainwater harvesting, and green/blue roofs. These details shall demonstrate that the site run-off rate would conform to no more than 0.5l/s.
- 12.5. As such, it has been sufficiently demonstrated that the proposed development would not be at a risk of flooding, and mitigation measures would be in place to ensure the safety of future occupiers.

13. Trees and Biodiversity

- 13.1. Policy A3 of the Local Plan seeks to protect and enhance sites of nature conservation and biodiversity, including trees and vegetation.
- 13.2. The application proposes the removal of five trees, four category c and one category b lime. The removal of these trees is acceptable in principle in that the category c trees are of low quality and have relatively low visibility from outside of the site, the single category b tree forms part of a row of 19 category b trees the remaining 18 of which are to be retained and the loss of one will have minimal impact on the street scene and the character and appearance of the area. Additionally, the loss of these trees is proposed to be mitigated by planting a birch to replace the category b tree and further planting of 'some new smaller trees'. Landscaping including the replacement planting are mentioned in the design and access statement however no detailed landscaping plan has been submitted to date, as such this is secured via condition. The proposal involves some incursions into the root protection areas of the trees to be retained however these are minor and considered to be within acceptable limits. The tree protection plan and arboricultural method statement submitted with the application are considered to be adequate to protect the trees to be retained during the implementation of the proposal. A compliance condition is attached to ensure the tree protection measures are carried out in accordance with the submitted plan.

13.3. In addition, a Preliminary Ecological Assessment and Roost Assessment have been submitted and reviewed by the Council's Nature Conservation Team. The roost survey was requested after the PEA suggested that bats may be present on the site. However further surveying has demonstrated that the existing buildings do not currently support bat roosts. The assessments are deemed to be acceptable, and conditions are attached to the decision notice for the provision of bat boxes.

13.4. Given the application was submitted prior to 12th February 2024, the proposal is exempt from the submission of Biodiversity Gain Plan relating to Biodiversity Net Gain.

14. Conclusion and Recommendations

14.1. In conclusion, the proposal would preserve the character of the surrounding area and wider Conservation Area, as well as adding much needed family accommodation to the neighbourhood. As such, the proposal is considered to accord with the requirements of Policies H1, H4, H6, H7, H8, A1, A3, A4, A5, D1, D2, CC1, CC2, CC3, CC4, CC5, T1, and T2 of the Camden Local Plan. The proposal also adheres to policies within the London Plan 2021 and National Planning Policy Framework 2023.

14.2. Grant conditional planning permission subject to a S.106 Legal Agreement for the following obligations:

- Car Free Development
- Construction Management Plan and Implementation Support Contribution £4,194
- Impact Bond £8,000
- Highways Contribution £6,000
- Affordable Housing Contribution £95,445
- Energy and Sustainability Plan

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th November 2024, 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: 2024/0012/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Date: 11 November 2024

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

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

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

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

194 Goldhurst Terrace
London
NW6 3HN

Proposal:

DECISION
Demolition of single storey side extensions and erection of three storey side extension, together with excavation of part basement and lightwells to create 8no. flats and associated external alterations the roof and windows. Relocation and rebuilding of existing detached garage and single storey side and rear extensions to create 1no. house together with basement excavation.

Drawing Nos: Existing Drawings: Site Location Plan L.01, EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07 A, EX.08 A, EX.09, EX.10, EX.11 A EX.12, EX.13, EX.14, EX.15, EX.16

Proposed Drawings: P.01 C, P.02 D, P.03 C, P.04 C, P.05 C, P.06 C, P.07 A, P.08 A, P.09 C, P.10 A, P.11 A, P.12 A, P.13, P.14, P.15 A, P.16 A, P.17 A, P.18 A

Supporting Documents: Basement Impact Assessment (rev 3, dated Sept 2024), Flood Risk Assessment and SUDS strategy (C3146-R1-REV-G), C3146-03, Nocturnal Bat Roost Survey, Preliminary Ecological Appraisal and Preliminary Roost Assessment (version 4), Energy & Sustainability Report, Tree Protection Plan, Arboricultural Impact Assessment (20/12/2023), Internal Daylight and Sunlight within Development Report (Jan 2024), Garage Relocation Method Statement, Heritage Impact Assessment, Planning Statement, Cover Letter, Daylight/Sunlight Assessment (Dec 2023)

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:

Existing Drawings: Site Location Plan L.01, EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07 A, EX.08 A, EX.09, EX.10, EX.11 A EX.12, EX.13, EX.14, EX.15, EX.16

Proposed Drawings: P.01 C, P.02 D, P.03 C, P.04 C, P.05 C, P.06 C, P.07 A, P.08 A, P.09 C, P.10 A, P.11 A, P.12 A, P.13, P.14, P.15 A, P.16 A, P.17 A, P.18 A

Supporting Documents: Basement Impact Assessment (rev 3, dated Sept 2024), Flood Risk Assessment and SUDS strategy (C3146-R1-REV-G), C3146-03, Nocturnal Bat Roost Survey, Preliminary Ecological Appraisal and Preliminary Roost Assessment (version 4), Energy & Sustainability Report, Tree Protection Plan, Arboricultural Impact Assessment (20/12/2023), Internal Daylight and Sunlight within Development Report (Jan 2024), Garage Relocation Method Statement, Heritage Impact Assessment, Planning Statement, Cover Letter, Daylight/Sunlight Assessment (Dec 2023)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to

and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Axiom Structures, Rev P3 dated Sept 2024) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 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. [Such details shall include details of any proposed replacement planting and post planting maintenance, earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to first occupation of the development a plan showing details of bat box locations and types suitable for pipistrelle bats 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 and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 10 The development hereby approved shall achieve a maximum internal water use of 110litres/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.

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

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

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

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

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

- 12 Before the development commences, details of secure and covered cycle storage area for 18 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 13 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

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

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 14 Prior to commencement of works, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the ground source heat pumps and associated equipment 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 metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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

- 15 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017

16 Prior to commencement of above ground development, full details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

a. Flood Risk Emergency Plan should be prepared in accordance with the aims and objectives of the ADEPT/Environment Agency Flood Risk Emergency Plans for New Development guidance and submitted to the Local Planning Authority and approved in writing. The details should include flood warning and alarm system in accordance with the approval.

b. The proposed internal water efficiency and/or water recycling equipment to ensure that the development will pose no additional impact on adjoining sites or the existing drainage infrastructure; and

c. the proposed measures to ensure the development has been designed to mitigate flood risk and cope with potential flooding in accordance with the approval. These measures should include at the minimum:

- No air vents on the basements that have lightwells above,
- glass walls (with flood proof grade/flood glazing) surrounding the basement lightwells,
- electricity consumer unit and mains connection point, and all water, electricity and gas metres, boiler units and ancillary devices to be located 1000mm above basement floor level,
- installation of non return valves for the basement and ground floors,
- adequate sealing of joints between internal units, and
- flood proof doors and windows on the basement floors at the front and rear of the site.

Reason: To reduce impact of the development and ensure it is resilient to climate change in accordance with policies CC2, CC3 and A5 of the London Borough of Camden Local Plan 2017

17 Prior to commencement of above-ground development, full details of the sustainable drainage system no less than 15.5m³ of water storage capacity, including details of wall mounted rainwater harvesting, green blue roofs, and below-ground attenuation tank 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 not more than 0.5l/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 including:

- The proposed SuDS or drainage measures including storage capacities
- The proposed surface water discharge rates or volumes

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 2017 and Policy SI 13 of the London Plan 2021.

- 18 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the construction phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 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 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.

- 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 that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting

of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 5 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.
- 6 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>.
- 7 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it was submitted before 12th February 2024.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.

2. The planning permission is retrospective.

3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

4. The permission is exempt because of one or more of the reasons below:

- It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- The application is a Householder Application.

- It is for development of a “Biodiversity Gain Site”.

- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

8 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024

- 9 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.
- 10 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.
- 11 The Health and Safety Executive (HSE) states that work-related stress and poor mental health should be treated with the same significance as risks of poor physical health and injury. The Council views this as particularly pertinent to the construction industry, a predominantly male environment where the risk of suicide is around 3.5 times higher than men in general. Approximately one-third of construction workers report increased levels of anxiety every day. The Council strongly encourages developers of major construction sites to sign up to one of two construction industry led initiatives, Building Mental Health (Building Mental Health - Home) or Mates in Mind (Home Page), train a proportionate number of staff in Mental Health First Aid, and offer drop-in sessions/or spaces at construction sites for workers.

The Council will support the construction industry working in Camden with an offer of free Mental Health First Aid and other training, and information on local resources and signposting to sources of help.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Supporting Communities Directorate