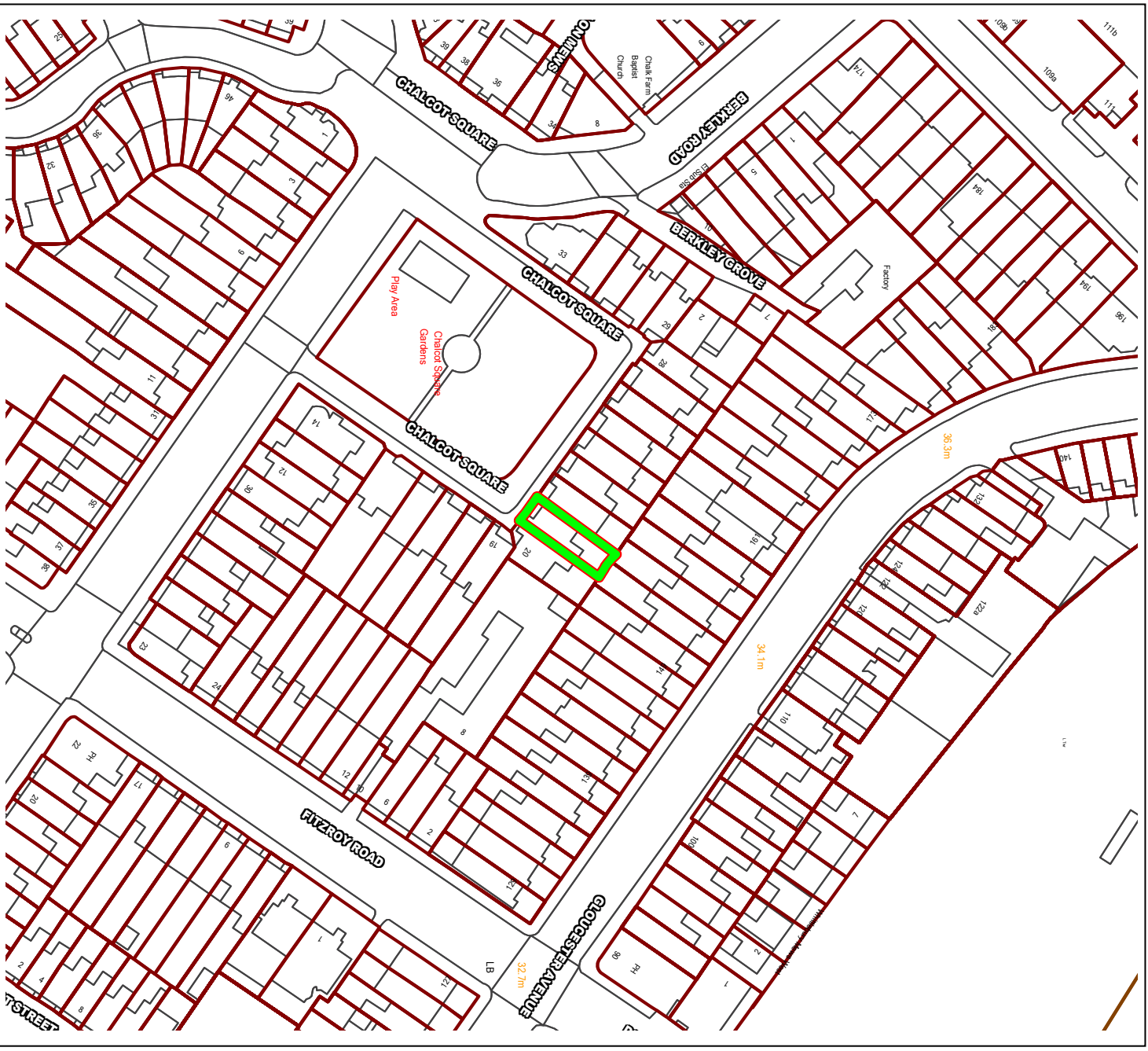


2022/4762/P and 2023/0080/L
21 Chalcot Square London NW1 8AW



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Fig 10 : The view from the terrace facing SE



Fig 11 : Fourth floor terrace view facing E



Image1. Aerial view of the site with images of the proposed outlook from the existing roof terrace

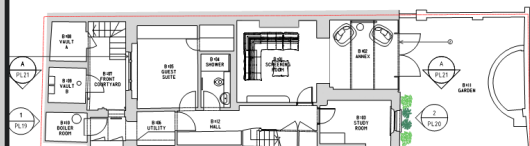
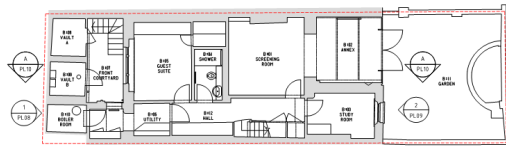


Image 2. Existing and proposed lower-ground floor plans

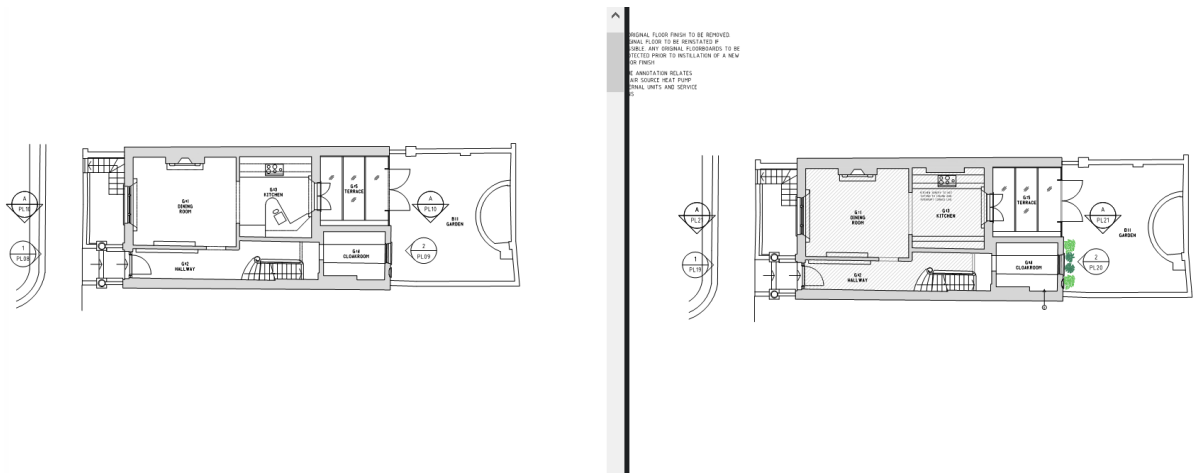


Image 3. Existing and proposed ground floor plans.

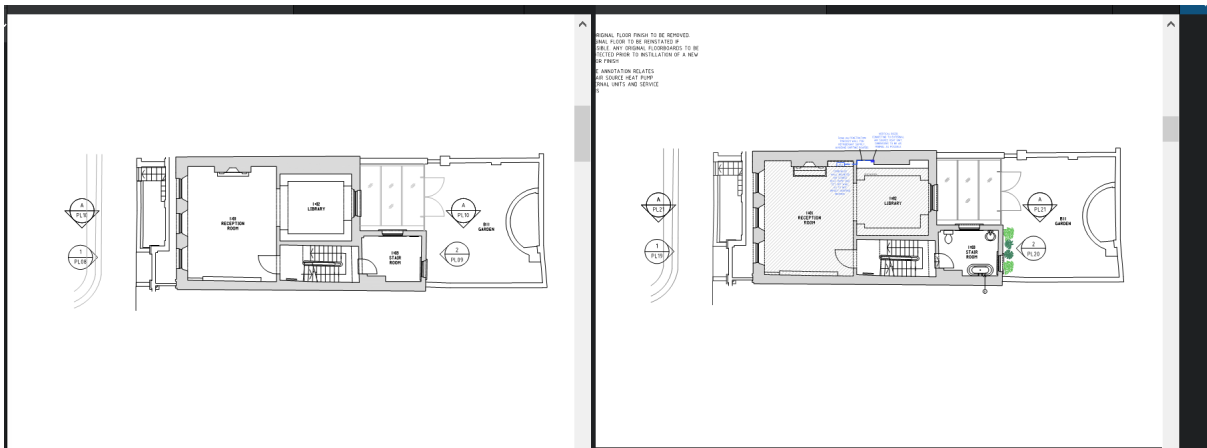


Image 4 Existing and proposed first floor plans

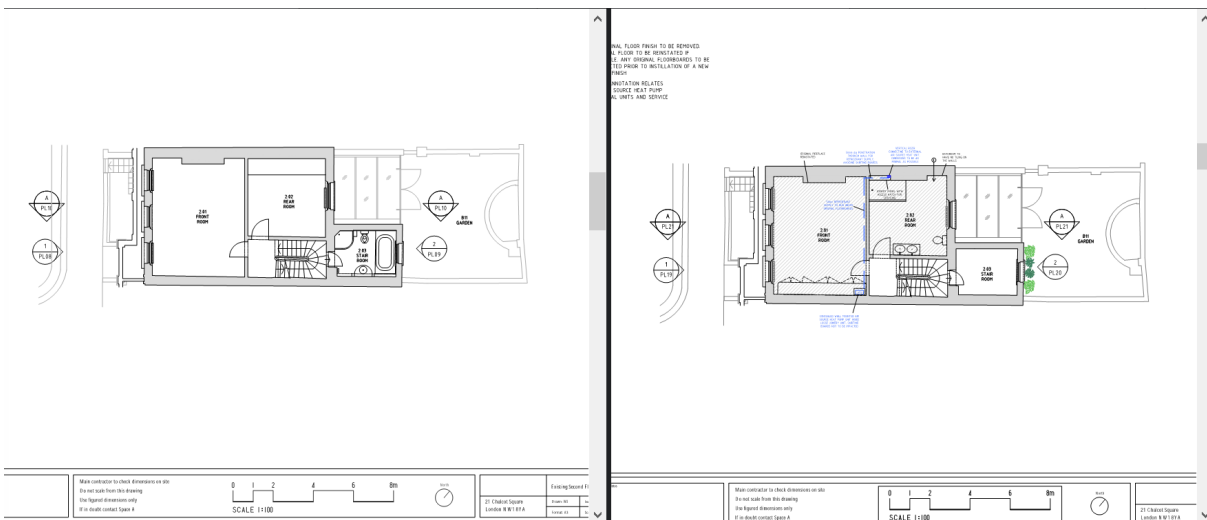


Image 5. Existing and proposed second floor plans

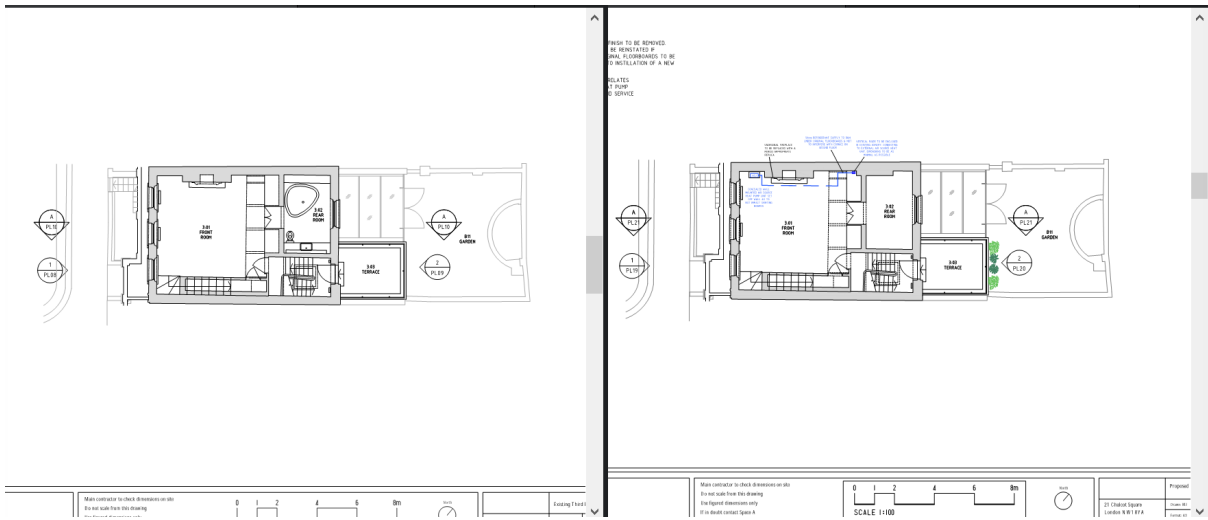


Image 6. Existing and proposed third floor plans



Image 7. Existing and proposed fourth floor plans.



Image 8. Existing and proposed roof plans



Image 9. Existing and proposed rear elevation



Fig 13 : The front lower portion of 21 Chalcoo Square



Fig 14 : The basement front lightwell



Fig 20 : View of the rear facade - main & side closet



Image 10. Showing the existing front and rear arrangements.

| | | | | | | | |
|--|--|---|--|-----------------------------------|--|-------------------------------------|--|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 07/03/2023 | |
| (Members Briefing) | | N/A | | Consultation Expiry Date: | | 12/02/2023 | |
| Officer | | | | Application Numbers | | | |
| Obote Hope | | | | i) 2022/4762/P ii) 2023/0080/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 21 Chalcot Square London NW1 8YA | | | | See draft decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| <p>2022/4762/P Installation of an air source heat pump with enclosure with slatted timber cover on rear roof terrace, installation of security grilles to the front and in the rear outrigger all at basement level.</p> <p>2023/0080/L Internal and external alteration at all levels including installation of security grille to the front and rear windows at basement level; replacement of the front door at ground floor; formation of a bathroom to the closet wing between ground & first floor level; relocation of an existing bathroom to the rear room, installation of air source heat pump with enclosure with slatted timber cover on rear roof terrace.</p> | | | | | | | |
| Recommendation: | | i) Grant conditional planning permission ii) Grant conditional listed building consent | | | | | |
| Application Type: | | i) Householder Planning Permission ii) Listed Building Consent | | | | | |

| | | | | |
|------------------------------------|--|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notices | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Adjoining Occupiers: | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | <p>Site notices were displayed near to the site on the 18/01/2022 (consultation end date 11/02/2023).</p> <p>The development was also advertised in the local press on the 19/01/2022 (consultation end date 12/02/2023).</p> <p>No neighbour representations received.</p> | | | |
| Primrose Hill CAAC: | <p>The Primrose Hill CAAC objected on the following grounds:</p> <ol style="list-style-type: none"> 1. We object to the proposed security grilles to the basement level windows. The proposed design is inappropriate to the formality of the Listed Building and its details 2. We would not object to the glazing of the upper panels of the front door in principle, so long as the glazing is plain, or with a pattern appropriate to the Listed Building 3. We are concerned by the cooling/heating units in the first, second and third floor rooms. They are not shown on drawings nor are other details provided. It is critical that their impact on the Listed Building can be assessed 4. It is not clear how such insulation would be achieved in this project and how, therefore, energy efficiency would be achieved <p><i>Officer's Response:</i></p> <ol style="list-style-type: none"> 1. <i>The proposed security grill is required for the safety and security of the owners/occupiers and the revised security grill to the front elevation is of a traditional design. Please see the design section 3 below for further assessment.</i> 2. <i>This particular proposal was omitted from the scheme following officers' comments.</i> 3. <i>The cooling and heating method and details of the pipe work of the first and second and third floors was subsequently added to the proposed plans. Internal pipework will run under the original floorboards, not penetrate through the skirting, and units will be concealed in joinery that is set off the walls and avoids impacting the skirting.</i> 4. <i>See 'Energy & Sustainability' below.</i> | | | |

Site Description

The application site comprises a five storey (including basement) Grade II Listed terrace house. It is one of 9 terraced houses, numbers 20-28 that form a Grade II Listed group.

It is also located in the Primrose Hill Conservation Area and covered by Article 4 Directions preventing permitted development rights for single houses. The subject terrace was constructed c.1855-60, forms the north-east side of Chalcot Square. The house has a mansard roof which has a terrace at the rear. It also has a lower ground and three storey rear 'outrigger' on one side of the rear elevation. The houses have stucco decoration to the main façades, decorative window surrounds, prominent cornices and projecting porches.

Relevant History

Application site:

2008/3572/L – Internal alterations at third and fourth floor including the construction of a new structural glass mezzanine level and new staircase between third and mezzanine levels both with glass balustrades. **Granted** on 06/10/2008.

2008/3503/L - Internal alterations at lower ground floor level including the reinstatement of a staircase between lower ground and ground floor, damp proofing and the construction of a new shower room to replace one on the second floor. **Granted** on 06/10/2008.

2005/1099/L - Construction of a single-storey rear extension, demolition and reconstruction of garden wall, replacement of windows to front and rear elevation and internal alterations. **Granted** on 05/07/2005.

2003/0219/P - The conversion of the property into a single family dwellinghouse, the erection of a lower ground floor extension with roof terrace over, formation of an additional basement vault, and 15/01/2004 alterations to fenestration on the rear elevation. (REVISED PLANS SUBMITTED). **Granted** on 15/01/2004.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **CC1** Climate change mitigation
- **CC2** Adapting to climate change

Camden Planning Guidance:

- **CPG** Amenity (2021)
- **CPG** Design (2021)
- **CPG** Home Improvements (2021)

Conservation Area Statements:

- Primrose Hill Conservation Area Statement (2000)

Assessment

1. Proposal

1.1. Planning permission and Listed Building Consent are sought for various internal and external alterations including the installation of an air source heat pump with enclosure on the rear roof terrace, replacement of the doors to the front and rear elevations, installation of grills on the front and rear basement windows and relocation of two bathrooms.

1.2. The full schedule of works is set out below:

Lower ground floor:

- Security grill to front window
- Security grill to rear window (and planters)
- Replacement glass doors to existing contemporary glass extension

Ground floor:

- Original front door retained with interior surface restored to re-expose the recessed panels and moulding details
- Removing redundant bathroom drainage infrastructure
- Rationalise recessed downlighters

First Floor:

- Additional bathroom to the closet wing between ground & first floor level
- Security grill to rear window;
- Internal cooling and heating unit in the front room
- Rationalise recessed downlighters

Second Floor:

- Internal cooling and heating unit in the front bedroom
- Moving an existing bathroom to the rear room Reinststate original fireplace

Third Floor:

- Internal cooling and heating unit in the front and rear offices
- Remove unoriginal fireplace

Fourth Floor/Roof:

- External air source heat pump within enclosure with timber slatted cover & planters

1.3. The property would be re-wired and the existing plumbing would be replaced with new pipework. However, the new pipework would follow existing pipe routes where possible.

1.4. Revisions:

1.5. During the course of the application the applicant has submitted additional/amended drawings including details of the service run/proposed pipe work details;

2. ASSESSMENT

2.1. The main issues to be considered as part of the proposals are:

- Design and Heritage
- Energy and Sustainability
- Impact on neighbouring amenity

Design and Heritage

3.1 As the application site is situated within a Conservation Area and the building is Grade II listed, the statutory provisions relevant to the determination of these applications are Section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.2 Section 16 requires that in considering whether to grant listed building consent for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

3.3 Section 66 of the Act requires that in considering whether to grant planning permission for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

3.4 The NPPF terms listed buildings as designated heritage assets. Section 12 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 134 states that “less-than-substantial harm” to a designated heritage asset must be outweighed by the public benefits secured by the proposals, including heritage benefits to the assets.

3.5 The Council’s design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.

3.6 Policy D2 ‘Heritage’ states that in order to maintain the character of Camden’s conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.7 The only discernible change to the front elevation will be the addition of a plain security grill on the basement level window. This feature is in line with other dwellings along the street. On the rear elevation the existing redundant drainage infrastructure will be removed and rationalised, a security grill added to the window at basement level and the modern addition re-glazed. Rationalising the drainage infrastructure will enhance the presentation of the rear elevation and the alterations to the modern addition will pose neutral/the same effects as the existing condition.

3.8 To the front of the building, the proposal is to replace the front door of the property with an identically made solid wood door to include 2 etched glass panels above the mid band. All door ironmongery to be retained and re-used. The proposed window grill would not be readily noticeable at lower ground floor level and given the setting, Officers consider that the design and appearance of the security grill would not be harmful to the setting and appearance of the host building. The proposed air source heat pump (ASHP) on the rear roof terrace would service the first to third floors. Externally, it will be discretely located, unattached to historic fabric, contained within a timber slatted screen with shielding planting, substantially reversible, and have very limited/no visibility to the public realm.

Internal pipework for the ASHP will run under the original floorboards, not penetrate through the skirting, and units will be concealed in joinery that is set off the walls and avoids impacting the skirting. The external changes to the building will pose neutral effects to the current condition and have limited/no visibility from the public realm, such that the character and appearance of the Primrose Hill Conservation Area will be preserved.

- 3.9 To the rear of the property, the existing rear glazed doors is in disrepair. The proposal is to replace with a triple sliding door unit in dark grey to match existing. The new design will result in a slightly increased header detail to accommodate the new steel supporting beam for the sliding system. The works are to the later extension to the building and the proposed works would not be harmful to the historic fabric of the building.
- 3.10 It is proposed to install downlights throughout the property. Downlights are not a sympathetic form of lighting in heritage properties as they distort the spatial character of traditional rooms. Although not all of the proposed downlights will be removed, the number will be reduced in the primary rooms that are visible from the Square and the Conservation Officer has confirmed that the proposal is considered acceptable in this instance.
- 3.11 The proposed planters on the existing terraces to the rear would provide both biodiversity benefits and visual benefits to the site. The proposed air source heat pump enclosure would be relatively small in size and would be set back from the external elevations of the building. This, along with the screening by the planters, would result in the installation not appearing unduly prominent in the context of the host building. The proposal would not be visible from the street and private views would be limited. Thus, the modest addition to the terrace at roof level is not considered to be harmful to the character, appearance or historic interest of the listed building or the setting of the terrace of adjoining listed properties.
- 3.12 The proposed internal rearrangements include the installation of bathroom in the rear room on the second floor and a bathroom in the closet wing on the first floor. This is as an alternative to the existing bathroom on the 2nd floor of the closet wing which has a difficult access step off the main stairs. The proposal would make use of existing drainage runs and utilise existing room dimensions. Thus the works will not impact the traditional planform and the proposed joinery will not extend to ceiling or interrupt cornice lines. The proposed works would not pose substantial harm to the significance of the Grade II listed Terrace, setting or Conservation Area. The works are therefore appropriate and can be supported from a Heritage and Conservation perspective.
- 3.13 Overall, the proposed development would generally preserve the character and appearance of the host building and not harm the special interest and significance of the listed building and its setting.

Energy and Sustainability

- 3.14 The proposal includes an air source heat pump (ASHP) which is recognised as being an environmentally friendly technology which reduces carbon emissions when compared with more traditional fossil fuelled heating technologies.
- 3.15 However, it is also noted that the ASHP is proposed to provide cooling options as well as heating. In accordance with Policy CC2 of the Local Plan, the Council discourages active cooling. Using active cooling systems increases energy consumption and carbon emissions contrary to the aims and objectives of policy CC1.
- 3.16 The applicant has agreed to a condition which would require the air source heat pump not to be used for mechanical cooling. The use of the air source heat pump for heating purposes only would result in reduced carbon emissions and would be in accordance with the Council's policies for climate change mitigation.

Amenity

- 3.17 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, noise, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.18 An acoustic report has been submitted with the application. It recommends that the plant is housed in an enclosure to mitigate the noise impact. The assessment indicates that the proposed plant, in conjunction with the proposed mitigation measures should be capable of achieving the proposed environmental noise criteria at the nearest noise sensitive residential window.
- 3.19 The Council's Environmental Health Officer has assessed the proposed installation with the proximity to neighbouring windows. Calculations were undertaken for the two nearest identified receivers, identified as 20 & 22 Chalcot Square. The Officer agrees with the recommendation that the proposed enclosure is installed around the plant. The enclosure should provide sufficient attenuation to achieve a maximum sound pressure level of 48 dB(A) when measured at 1 m in all directions.
- 3.20 Conditions would be required to ensure compliance with the Council's noise limits and the provision of anti-vibration isolators (to be installed prior to use). With these conditions in place it is not considered there would be an adverse impact on the adjacent residential occupiers.
- 3.21 As such, the proposal would not adversely impact upon the amenity of adjoining occupiers and is in accordance with policies A1 of the Camden Local Plan.

4.0 Recommendation

- 4.1 Grant conditional Planning Permission and conditional Listed Building Consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th April 2023, 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: 2022/4762/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 5 April 2023

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

Space A
32 Kingsway Place
London
EC1R 0LU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

21 Chalcot Square
London
NW1 8YA

DECISION

Proposal:

Installation of an air source heat pump with enclosure with slatted timber cover on rear roof terrace, installation of security grilles to the front and in the rear outrigger all at basement level.

Drawing Nos: 1140_PL_B1_00_00; 1140_PL_00_002_00; 1140_PL_01_003_00;
1140_PL_02_004_00; 1140_PL_03_005_00; 1140_PL_04_006_00; 140_PL_05_007_00;
1140_PL_SE_010_00; 1140_PL_05_011_00; 1140_PL_B1_012_01; 140_PL_00_013_01;
1140_PL_01_014_01; 1140_PL_02_015_01; 1140_PL_03_016_01; 140_PL_04_017_02;
1140_PL_05_018_02; 1140_PL_05_019_01 1140_PL_SE_020_02; 1140_PL_SE_021_02;
1140_PL_05_022_01; 1140_PL_00_023; 1140_PL_00_024; 1140_PL_01_025;
1140_PL_01_026; Design and Access Statement by Space A dated March 2023; 17810-NIA-01; Overheating Assessment by Syntegra dated October 2022; Daikin Technical Data and Heritage Statement by Space A dated November 2022; Sustainability Statement by Space A dated November 2022.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from 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 drawings and documents:

1140_PL_B1_00_00; 1140_PL_00_002_00; 1140_PL_01_003_00;
1140_PL_02_004_00; 1140_PL_03_005_00; 1140_PL_04_006_00;
1140_PL_05_007_00; 1140_PL_SE_010_00; 1140_PL_05_011_00;
1140_PL_B1_012_01; 1140_PL_00_013_01; 1140_PL_01_014_01;
1140_PL_02_015_01; 1140_PL_03_016_01; 1140_PL_04_017_02;
1140_PL_05_018_02; 1140_PL_05_019_01; 1140_PL_SE_020_02;
1140_PL_SE_021_02; 1140_PL_05_022_01; 1140_PL_00_023; 1140_PL_00_024;
1140_PL_01_025; 1140_PL_01_026; Design and Access Statement by Space A dated March 2023; 17810-NIA-01; Overheating Assessment by Syntegra dated October 2022; Daikin Technical Data and Heritage Statement by Space A dated November 2022; Sustainability Statement by Space A dated November 2022.

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

- 4 The external noise level emitted from the plant equipment hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises.

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

- 5 Prior to commencement of use, the unit shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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

- 6 Prior to first use of the proposed air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 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 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.

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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

Application ref: 2023/0080/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 5 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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

Space A
32 Kingsway Place
London
EC1R 0LU

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21 Chalcot Square
London
NW1 8YA

DECISION

Proposal:

Internal and external alteration at all levels including installation of security grille to the front and rear windows at basement level; replacement of the front door at ground floor; formation of a bathroom to the closet wing between ground & first floor level; relocation of an existing bathroom to the rear room, installation of air source heat pump with enclosure with slatted timber cover on rear roof terrace.

Drawing Nos: 1140_PL_B1_00_00; 1140_PL_00_002_00; 1140_PL_01_003_00;
1140_PL_02_004_00; 1140_PL_03_005_00; 1140_PL_04_006_00; 1140_PL_05_007_00;
1140_PL_SE_010_00; 1140_PL_05_011_00; 1140_PL_B1_012_01;
1140_PL_00_013_01; 1140_PL_01_014_01; 1140_PL_02_015_01; 1140_PL_03_016_01;
1140_PL_04_017_02; 1140_PL_05_018_02; 1140_PL_05_019_01;
1140_PL_SE_020_02; 1140_PL_SE_021_02; 1140_PL_05_022_01; 1140_PL_00_023;
1140_PL_00_024; 1140_PL_01_025; 1140_PL_01_026

Design and Access Statement by Space A dated March 2023; 17810-NIA-01; Overheating Assessment by Syntegra dated October 2022; Daikin Technical Data and Heritage Statement by Space A dated November 2022; Sustainability Statement by Space A dated November 2022

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

1140_PL_B1_00_00; 1140_PL_00_002_00; 1140_PL_01_003_00;
1140_PL_02_004_00; 1140_PL_03_005_00; 1140_PL_04_006_00;
1140_PL_05_007_00; 1140_PL_SE_010_00; 1140_PL_05_011_00;
1140_PL_B1_012_01; 1140_PL_00_013_01; 1140_PL_01_014_01;
1140_PL_02_015_01; 1140_PL_03_016_01; 1140_PL_04_017_02;
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1140_PL_SE_021_02; 1140_PL_05_022_01; 1140_PL_00_023;
1140_PL_00_024; 1140_PL_01_025; 1140_PL_01_026

Design and Access Statement by Space A dated March 2023; 17810-NIA-01; Overheating Assessment by Syntegra dated October 2022; Daikin Technical Data and Heritage Statement by Space A dated November 2022; Sustainability Statement by Space A dated November 2022

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 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.

DRAFT

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION