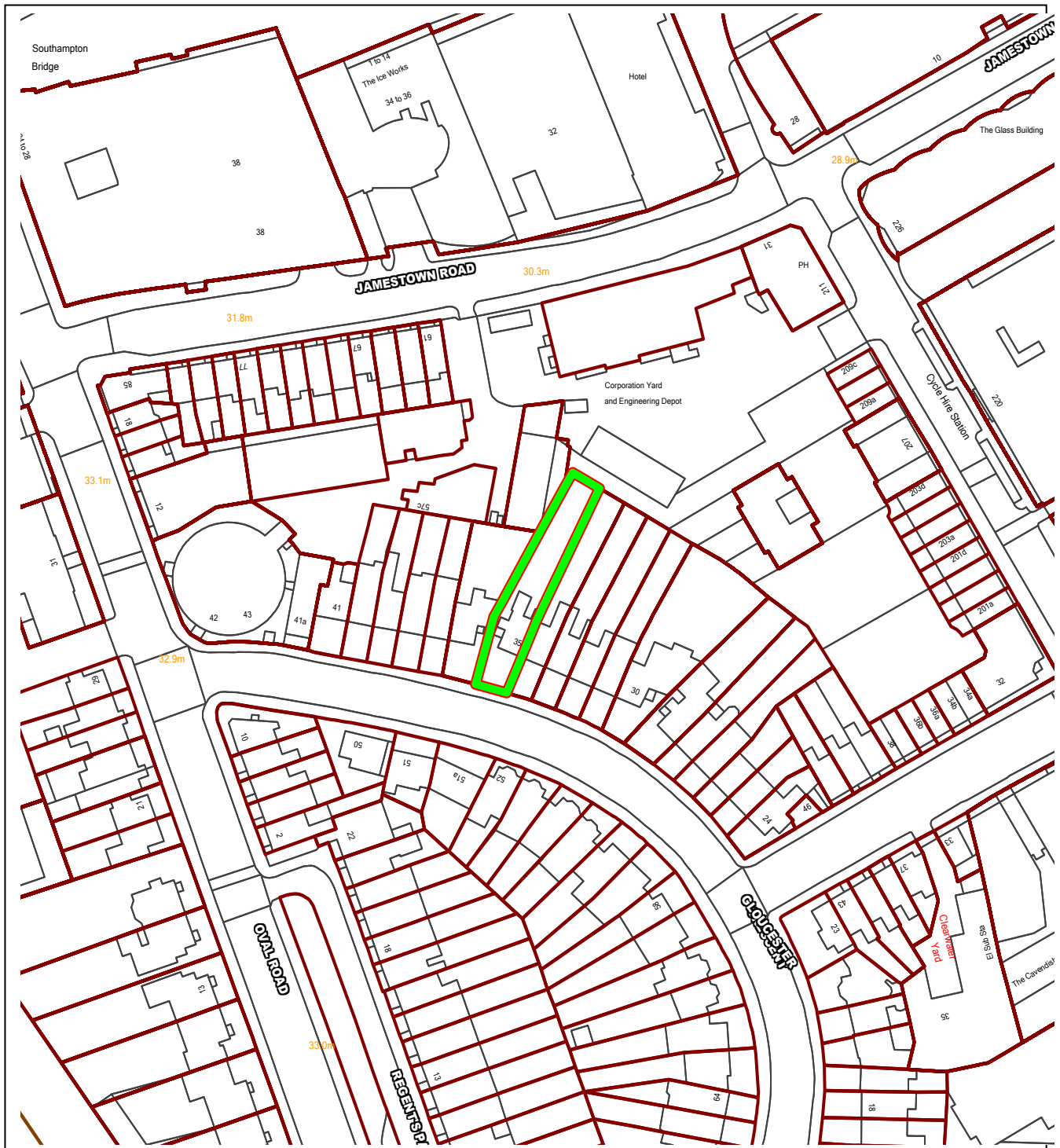


# 35 Gloucester Crescent 2022/4613/P & 2022/5487/L



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Image 1. Showing an aerial view of the host building



The rear of no 35 in context with its neighbours

Image 2. Showing the rear of the host building and adjoining properties



Image 3. Showing the rear garden



Image 4. Closeup photo of the closet wing with no.34



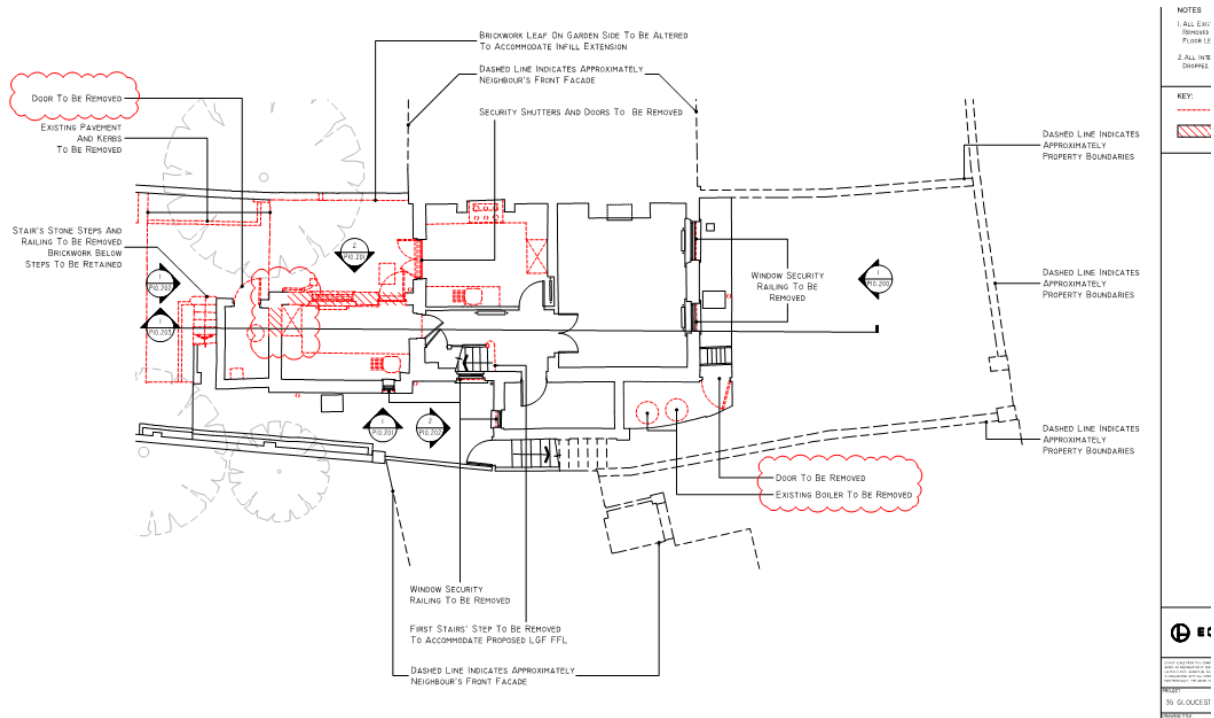


Image 5. Existing lower ground floor plan

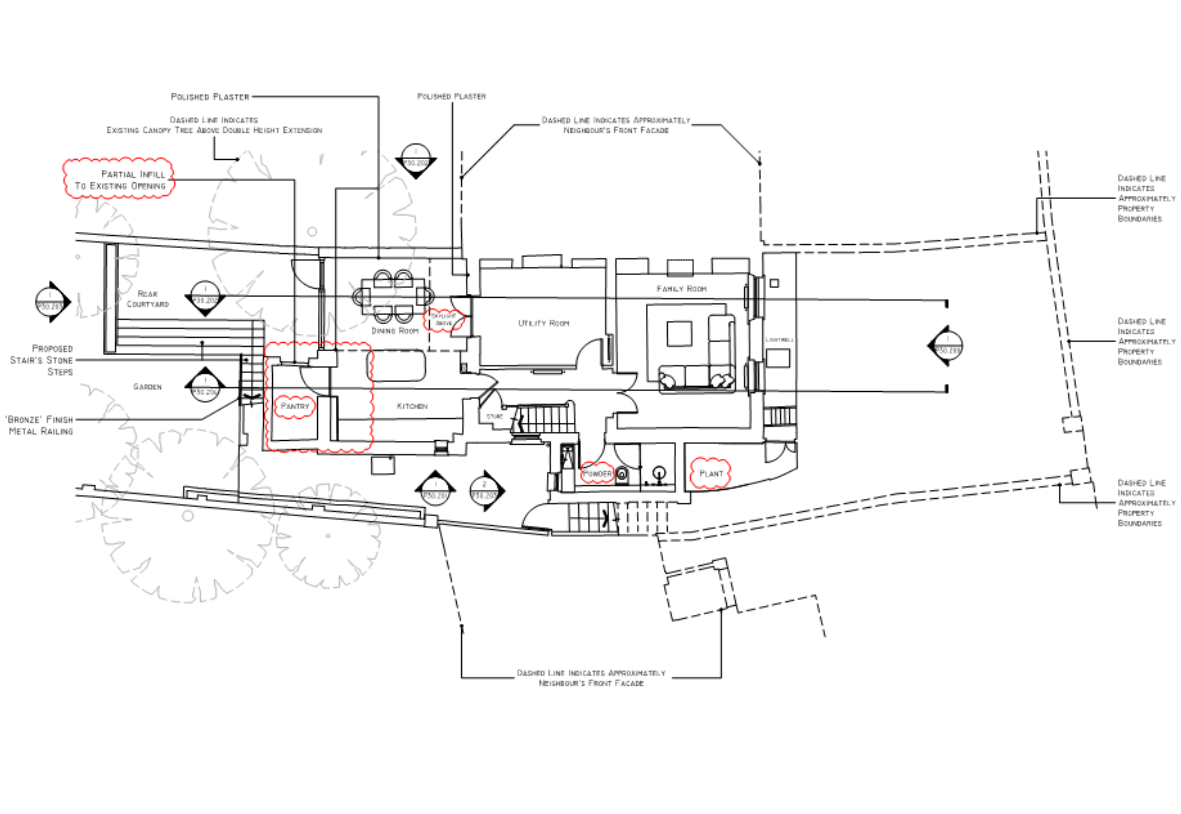


Image 6. Proposed Lower ground floor plan

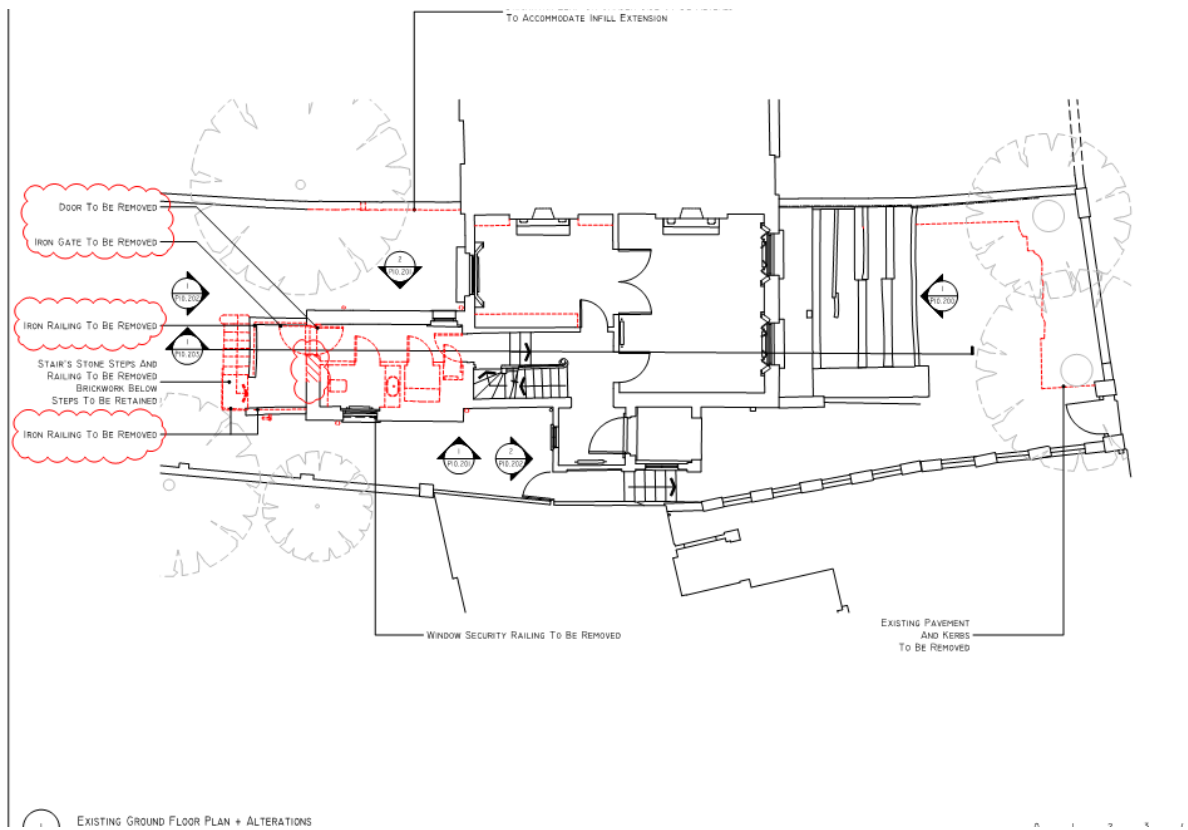


Image 7. Existing ground floor plan

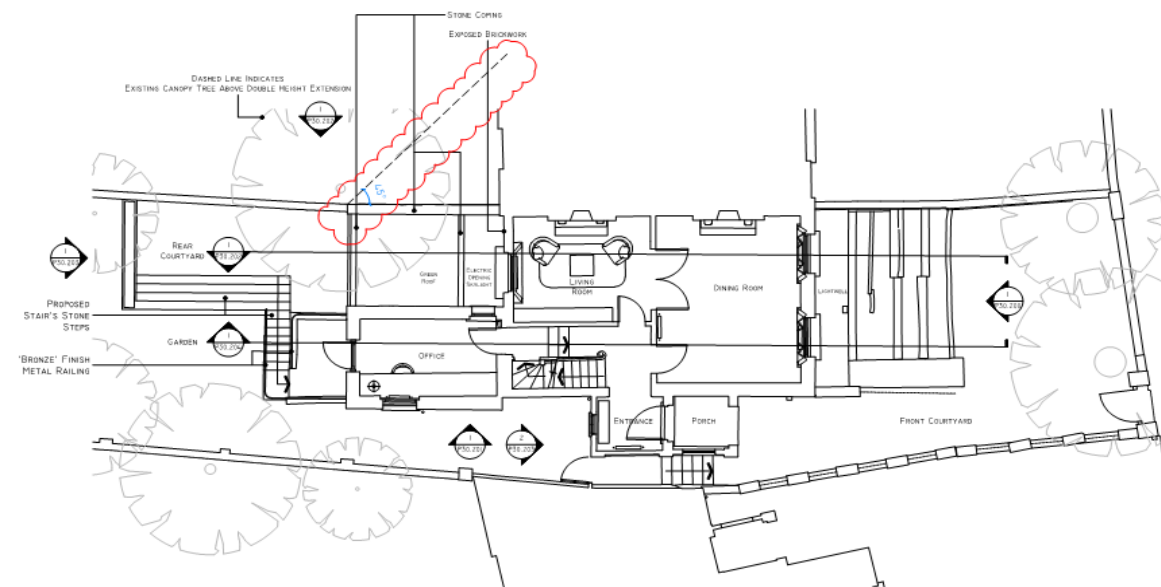


Image 8. Proposed ground floor plan

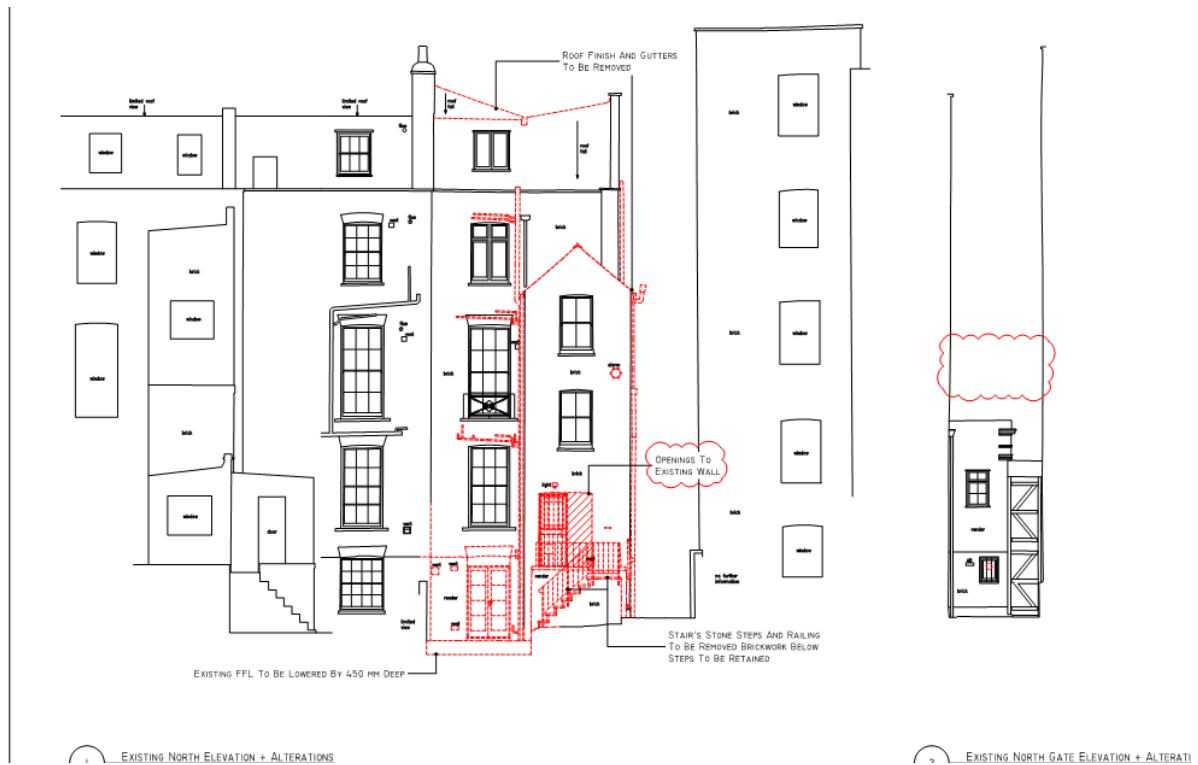


Image 9. Existing rear elevation

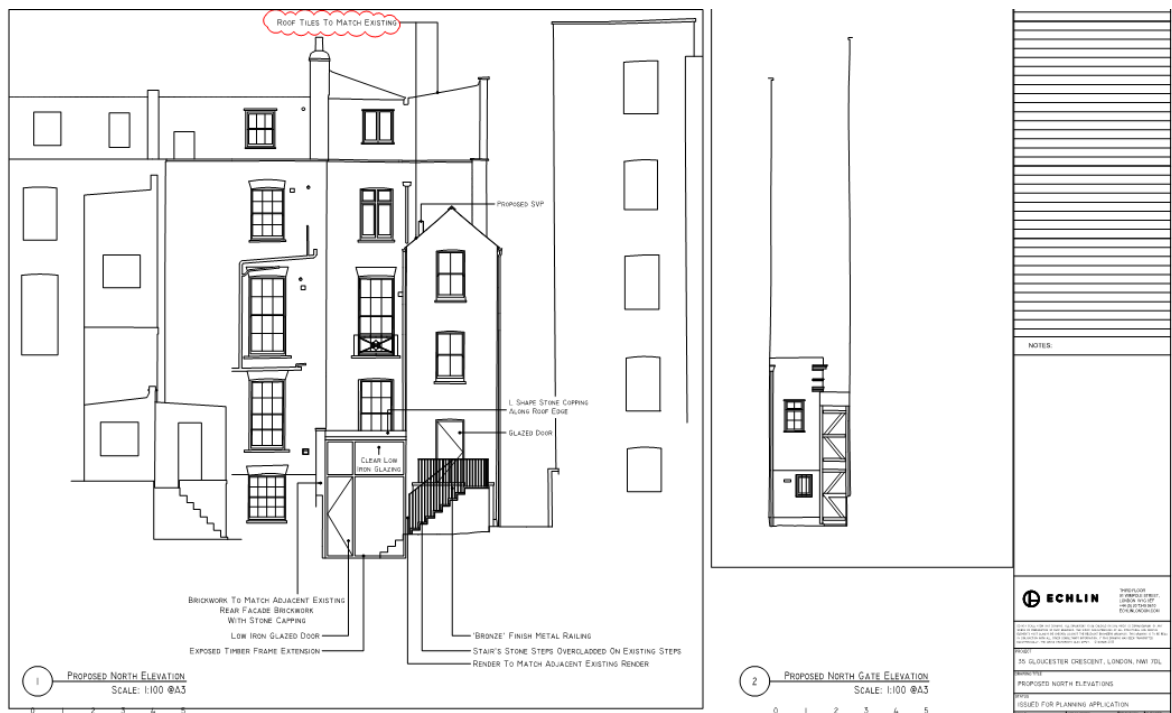


Image 9. Proposed rear elevation.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>19/12/2022</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>22/01/2023</b>
<b>Officer</b>			<b>Application Numbers</b>	
Obote Hope			i) 2022/4613/P ii) 2022/5487/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
35 Gloucester Crescent London NW1 7DL			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
(i) The erection of a single storey extension to the rear at lower-ground floor level and alterations to the existing staircase to the rear between the lower and ground floors.  (ii) Erection of a single storey rear extension at lower-ground floor level, alterations to the existing staircase to the rear between the lower and ground floors, with associated internal works and alterations to the fenestration treatment to the front and rear elevations.				
<b>Recommendation:</b>	i) Grant conditional planning permission ii) Grant conditional listed building consent			
<b>Application Type:</b>	i) Full Planning Permission ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on the 21/12/2022 (consultation end date 14/01/2023).  The development was also advertised in the local press on the 29/12/2022 (consultation end date 21/01/2023).			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	No objections were received from neighbouring properties.			
Primrose Hill CAAC:	<p><b>The Primrose Hill CAAC objected on the following grounds:</b></p> <ul style="list-style-type: none"><li>• The loss of the gap between buildings;</li><li>• The scale and design of the rear extension;</li><li>• The installation of the oriel window;</li></ul> <p><i>Officer's Response:</i></p> <ul style="list-style-type: none"><li>• The application was revised to omit the previously proposed three storey side extension;</li><li>• The proposed rear extension was reduced from two storeys to one. Please see the design section in paragraph 3.4 &amp; the Amenity section in paragraph 4.2 and;</li><li>• The Oriel window has been omitted from the scheme.</li></ul>			



## Site Description

The site is an end-terrace townhouse of the mid-19th century consisting of 4 storeys and basement located on the north side of Gloucester Crescent.

The property is constructed using yellow stock brick with channelled stucco ground floors and stucco first floor bracketed window cornices, third floor cornice and main cornice. The end houses on the north side of Gloucester Road slightly projects with 2 windows each; end houses each with additional window in recessed entrance bays. Entrances have panelled doors with overlights; end houses flanked by pilasters, Nos 31 & 32 and 33 & 34 paired in prostyle porticos. Recessed ground floor sashes tripartite with bracketed mullions; except end houses which have 2 sashes with margin glazing each. All have keystones and bracketed sills. Upper floor sashes mostly with glazing bars, diminishing in height to top floor; bracketed balconies with geometrically patterned cast-iron railings to first floor sashes.

The host building is a Grade II Listed Building and is located withing the Primrose Hill Conservation Area.

## Relevant History

Application site:

**2015/6727/P** – Removal and reinstatement of front wall and gate. **Granted** on 04/06/2016.

**2015/7217/L** - Alterations in connection with the removal and reinstatement of front wall and gate. **Granted** on 04/06/2016.

**PE9800294** - Removal of existing front boundary wall and insertion of a single vehicular crossover and new electronically operated sliding entrance gates. **Granted** on 29/05/1998.

Other relevant sites:

### 28 Gloucester Crescent

**2013/2171/P** – Planning permission for the erection of a single storey ground floor rear extension and alterations to rear elevation of existing dwelling house (Class C3). **Granted** on 15/08/2013.

**2013/2337/L** – Listed building consent for the erection of a single storey ground floor rear extension and internal reconfiguration and refurbishment of the lower ground floor of existing dwelling house (Class C3). **Granted** on 15/08/2013.

### 40 Gloucester Crescent

**2005/2107/P** – Planning permission for general refurbishment with internal and external alterations to include the erection of a rear glazed infill extension at lower ground floor level all in connection with the reinstatement of the property from 3 flats to a single family dwelling. **Granted** on 05/08/2005.

**2005/2108/L** – Listed building consent for general refurbishment with internal and external alterations to include the erection of a rear glazed infill extension at lower ground floor level all in connection with the reinstatement of the property from 3 flats to a single family dwelling. **Granted** on 05/08/2005.

## 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
- **CC3** Water and flooding

**Camden Planning Guidance:**

- **CPG** Amenity (2021)
- **CPG** Design (2021)
- **CPG** Home Improvements (2021)
- **CPG** Biodiversity (2018)
- **CPG** Design (2021)

**Conservation Area Statements:**

- Primrose Hill Conservation Area Appraisal and Management Strategy (2000)

## Assessment

### 1. Proposal

1.1. Planning permission is sought for various internal and external alterations, the principal goal for the scheme is to update the plan form that would improve the functionality dwelling, the proposal would include the erection of new single storey extension to the rear elevation at lower-ground floor level and with various internal alterations to the dwelling. The full summary of the works are listed below:

#### Externally

- Single storey infill extension to the rear at lower-ground floor level, and;
- Fenestration/façade alterations to the rear elevation.

#### Internally

Lower Ground floor:

- Use of the room next to the front lightwell as a plant room.
- A single leaf door proposed in the closet wing to access the storeroom beneath the external staircase for use as a pantry, and;
- The existing brickwork to the rear connecting the lower with the ground floors would be extended, the railings would be replaced with bronze finished metal railings, and;
- The proposed pantry will be used as a WC.

Second floor:

- The store division has been included in the closet wing.

1.2. Minor changes are proposed to the rear closet wing, an area where the fabric has already been disturbed and altered at ground-floor level. A portion of the rear extension is to be removed, leaving nibs and a down-stand, to allow connection with a lightweight infill extension at lower-ground-floor level.

1.3. The proposed extension would measure approx. 2.7m deep and 4.4m wide. The proposed lower-ground floor extension would be constructed with a flat roof with coping stone at roof level measuring approx. 4.2m in height.

#### 1.4. Revisions:

1.5. During the course of the application the applicant has submitted revised drawings, the two storey rear extension has been revised to be a single storey, including;

- Full height extension to the flank elevation has been omitted;

- The double height rear extension is replaced with a single storey rear addition;
- The ground floor oriel window omitted;
- The PV panels have been omitted;
- Green roof added to the rear infill extension;
- Omission of the existing opening to the closet wing flank wall as a result of the rear extension reduced height;
- Relocation of the closet wing external door, now centred on the first floor and second floor existing windows;
- Materially changed from solid timber to glazed door;
- Significant reduction of the closet wing openings facing the garden (as a result of the conservatory omitted);
- Closet wing WC omitted and the room division, and;
- The closet wing on this floor is now used as an office.
- The storeroom division in the closet wing has been omitted, and;
- The bedroom in the rear room has been replaced with a bathroom.

## **2. Considerations**

2.1. The main issues to be considered are:

- Design and heritage
- Impact on neighbouring amenity

2.2. As the application site is situated within a Conservation Area and the building is Grade II listed, the following statutory provisions are 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.

2.3. Sections 16 and 66 require that in considering whether to grant listed building consent or 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.

2.4. Section 72 of the Act requires that in considering whether to grant planning permission for development which affects a conservation area, the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.

2.5. The NPPF terms listed buildings designated heritage assets. Section 16 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 202 states that “less-than-substantial harm” to a designated heritage asset should be weighed against the public benefits secured by the proposals.

2.6. The significance of the listed building derives from its architectural design and materials, planform, evidential value as an early C19th cottage Terrace of 6 houses and its positive contribution to the character and appearance of the Primrose Hill Conservation Area.

## **3. Design and Heritage**

3.1. 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.

- 3.2. 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.
- 3.3. The Primrose Hill Conservation Area Statement advises that rear extensions should be as unobtrusive as possible and not adversely impact the character of the building or conservation area and won't be acceptable where they spoil a uniform rear elevation or unspoilt terrace and whilst the rear elevation of the terrace is much altered, majority of the alterations were undertaken prior to the adaptation of the Conservation area. Thus, as revised the single storey rear extension would not cause harm to the rear elevation of the listed building and conservation area.
- 3.4. The design for the proposed single storey rear infill extension as revised is very simple and intended to be sympathetic to the host building, reading almost as a conservatory type infill which now only occupies the lower ground floor. A small projection at lower-ground floor level would sit sympathetically alongside the more robust brick of the host building, allowing its original form and footprint to remain legible. In order to connect the existing kitchen to the proposed glazed infill, an opening will be made in the side elevation of the existing rear addition at basement level. A nib and down-stand will be retained, allowing the former layout and floor plan of this part of the building to remain legible. Externally the existing side and rear addition has already been painted, detracting from the original finish of the brickwork. As such, the design and appearance of the proposed infill addition is considered appropriate and is not considered harmful to the listed building nor wider conservation area. The extension would be constructed using timber, fair faced concrete lintel and light grey stone and the final materials would be conditioned to be submitted and approved prior to construction.
- 3.5. The wider terrace has been extending at lower-ground floor level over several years which has resulted to there being no coherent pattern of development to the rear along this part of Gloucester Crescent. The proposal to infill the gap to the rear of the property would be located in the space between the existing four storey outrigger and the boundary with the adjacent building to the west. Given that the proposals will sit comfortably within their surrounding context the principle of the single storey rear infill extension is therefore considered acceptable.
- 3.6. The gardens form part of the character of the area and along the terrace row these have been altered by extensions which has resulted in the creation of small courtyards to the rear. Given the existing established character along the terrace, the proposal would still maintain a similar amount of garden space.
- 3.7. The green roof proposed on the roof of the rear single storey infill extension would provide both biodiversity benefit and help with softening the rear extension's visual impact. Thus, making it appear much more sympathetic in the context of the rear garden area. A condition would be attached for the details of the green roof to be submitted and approved.
- 3.8. To the lower floors there would be changes to the flank elevation of the closet wing to allow physical and visually connectivity with the new glazed infill. However, these are areas of lower significance and will not involve the loss of any fabric of demonstrable architectural value. Nibs and a down-stand will be retained to the new opening at basement level and the openings at ground floor will be modest vertical slots which maintain the elevations' overall high ratio of solid to void.
- 3.9. The rear railings connecting the lower with the ground floors would be replaced with bronze finished metal railings and the existing brickwork below would be retained. The rear ground floor door would be replaced and the stair's stone steps would be overlaid on existing steps, the floor level would be lowered by 440mm and additional steps would connect the lower with the ground floors. It should also be noted that the extended staircase would be rendered to match the existing design and material of the wall to the rear and the roof tiles would be replaced with matching slates. The conservation officer raised no objection to the proposed works and the design and material are considered appropriate and is not considered harmful to the listed building nor wider conservation area.

- 3.10. The proposed internal works at ground floor and first floor levels would be minor alterations and the change from the previous layout with omission of the WC and storerooms within the closet wing, would create a dressing room and bathroom with the second floor closet wing. The removal of the partitions from the rear rooms would revert to bedrooms and a bathroom to the rear room at third floor level and a third-floor rear bedroom is to become a bathroom. The lavatory plumbing is above the floor. On the second floor, a bathroom is inserted within the closet wing. Again, the plumbing is enclosed in cabinetry. The re-opening of the spaces and reinstate their original character, including removing partitions which intersect with the chimneybreast and the proposed works would have a beneficial impact to the internal character of the listed building and its plan form. This will also allow for the removal of unsightly pipework on the rear facade of the building which will enhance its external appearance of the listed building.
- 3.11. The proposals are for the full repair, refurbishment and redecoration of the flat which would at least preserve the character and appearance of the host building, the works to the fabric and finishes. A range of internal alterations are proposed which will update the plan form in order to suit modern family living and is considered to be an enhancement given the works would optimise the most valuable use as a dwelling house. Council's Conservation Officer was consulted on the proposals and has no objection to the proposals and confirmed they will preserve the significance of the LB. Thus, the proposal in its current form is considered acceptable.
- 3.12. 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.

#### **4. Amenity**

- 4.1. 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, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Given the position of the extension to the rear of the property, the single storey extension would sit within the 45 degree line in terms of daylight and its impact on the neighbouring property. However, due to the location of the extension to the rear of the neighbouring property as well as the modest amount that would fall within the 45 degree line no further studies would be required and the proposal is considered acceptable in terms of its impact on the daylight to the ground floor room of the neighbouring occupier at no 34 Gloucester Crescent. Thus, the proposal is not considered to be harmful to the neighbouring residential amenity in terms of loss of light, outlook, or privacy.
- 4.3. The proposed extension would not be close to neighbouring windows. Therefore, any light spill from the fenestration treatment would be minimal. Notwithstanding this, the fully transparent rear of the extension could have the potential to cause a certain degree of light pollution but it's proposed to be fitted with an internal louvre to both offset overheating and control lightspill as well as for privacy. Further detail as to how the louvres will be used for managing lightspill and requirement for this to be maintained is secured by condition.
- 4.4. As such, the proposal would not adversely impact upon the amenity of adjoining occupiers and are thus in accordance with policies A1 of the Camden Local Plan.

#### **5. Recommendation**

- 5.1. Grant conditional Planning Permission and 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 26<sup>th</sup> June 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2022/5487/L  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 12 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Echlin  
Third Floor  
91 Wimpole Street  
London  
W1G 0EF  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**35 Gloucester Crescent**  
**London**  
**NW1 7DL**

# DECISION

#### Proposal:

Erection of a single storey rear extension rear extension at lower-ground floor level, alterations to the existing staircase to the rear between the lower and ground floors, with associated internal works and alterations to the fenestration treatment to the front and rear elevations.

Drawing Nos: 2124\_A\_P10.001; 2124\_A\_P10.099 REVA; 2124\_A\_P20.100 REVC;  
2124\_A\_P20.101 REVB; 2124\_A\_P20.102 REVB; 2124\_A\_P20.103 REVC;  
2124\_A\_P20.104 REVB; 2124\_A\_P30.200 REVB; 2124\_A\_P30.201 REVB;  
2124\_A\_P30.202 REVC; 2124\_A\_P30.203 REVB; 2124\_A\_P30.204 REVB;  
2124\_A\_P30.205; Heritage Statement by the Heritage Practice dated April 2023.

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 plans:

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.

- 4 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 of the new lower ground floor extension including annotated 1:1/1:2 sections of standard framing profiles and the junctions with the existing building (jambs, roof junction, cills with ground/floor levels). The detailed plans should also show the double glazed units for the roof and wall.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

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

**DRAFT**

**DECISION**

Application ref: 2022/4613/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 20 June 2023

**Development Management**  
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Echlin  
Third Floor  
91 Wimpole Street  
London  
W1G 0EF  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**35 Gloucester Crescent  
London  
NW1 7DL**

# DECISION

Proposal:

The erection of a single storey extension to the rear at lower-ground floor level and alterations to the existing staircase to the rear between the lower and ground floors.

Drawing Nos: 2124\_A\_P10.001; 2124\_A\_P10.099 REVB; 2124\_A\_P20.100 REVC;  
2124\_A\_P20.101 REVB; 2124\_A\_P20.102 REVB; 2124\_A\_P20.103 REVC;  
2124\_A\_P20.104 REVB; 2124\_A\_P30.200 REVB; 2124\_A\_P30.201 REVB;  
2124\_A\_P30.202 REVC; 2124\_A\_P30.203 REVB; 2124\_A\_P30.204 REVB;  
2124\_A\_P30.205; Heritage Statement by the Heritage Practice dated April 2023.

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 plans 2124\_A\_P10.001; 2124\_A\_P10.099 REVA; 2124\_A\_P20.100 REVC; 2124\_A\_P20.101 REVB; 2124\_A\_P20.102 REVB; 2124\_A\_P20.103 REVC; 2124\_A\_P20.104 REVB; 2124\_A\_P30.200 REVB; 2124\_A\_P30.201 REVB; 2124\_A\_P30.202 REVC; 2124\_A\_P30.203 REVB; 2124\_A\_P30.204 REVB; 2124\_A\_P30.205; Heritage Statement by the Heritage Practice dated April 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the development, details of a strategy for controlling light spill from the fully glazed fenestration treatment of the proposed rear extension shall be submitted to and approved by the Local Planning Authority, in writing. The strategy as approved under this condition shall be installed and permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy A1 of the London Borough Of Camden Local Plan 2017.

- 5 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
- a detailed scheme of maintenance
  - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used showing a variation of substrate depth with peaks and troughs
  - 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 G1, CC1, CC2, CC3, D1, D2 and A3 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](http://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