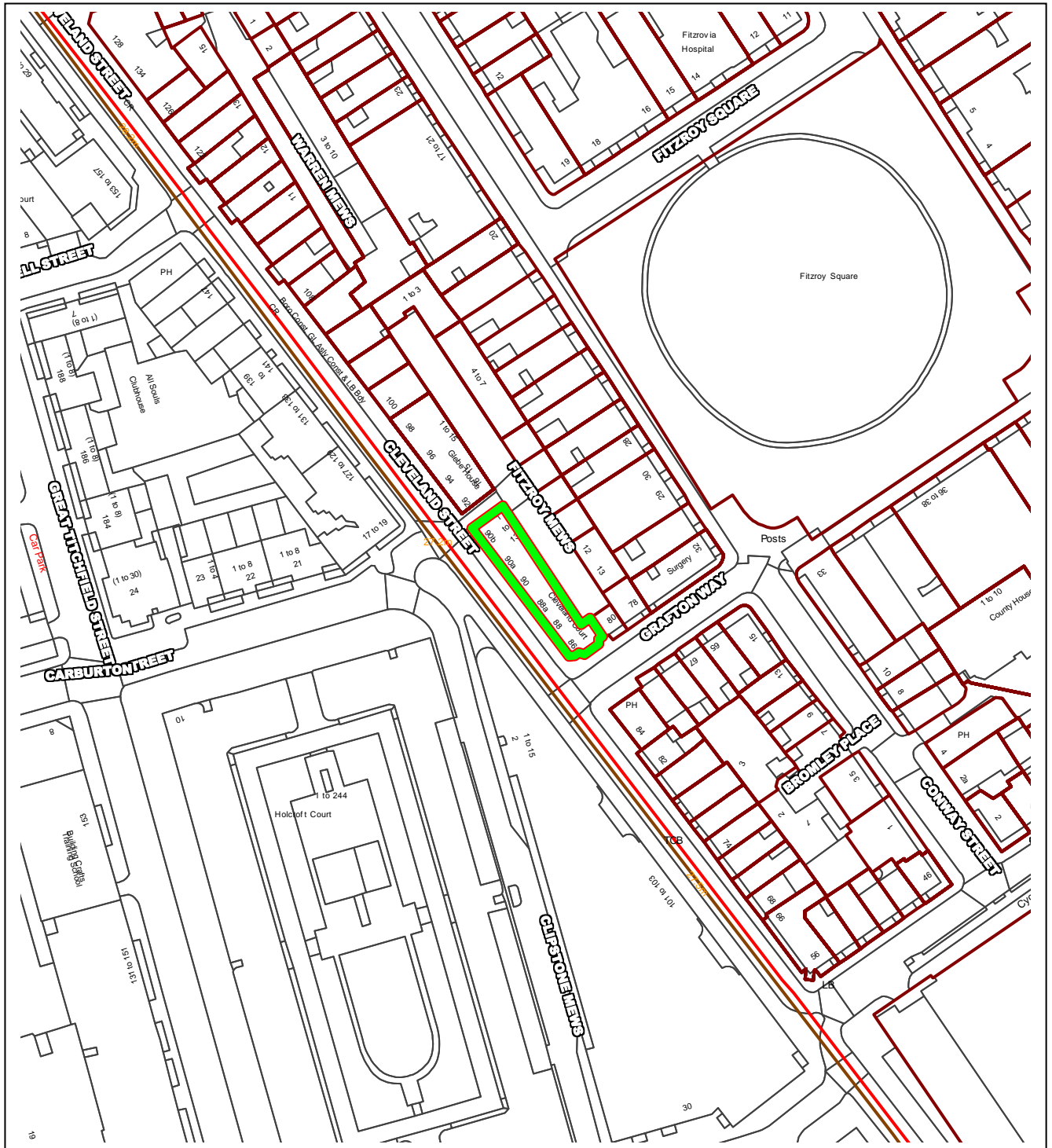


86-90 Cleveland Court (2023/1041/P)



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Photos for 2023/1041/P – 86-90 Cleveland Court, W1T 6NH

1. Aerial view of rear of Cleveland Court where lift enclosure is proposed.



2. Existing view of rear of Cleveland Court from Fitzroy Mews



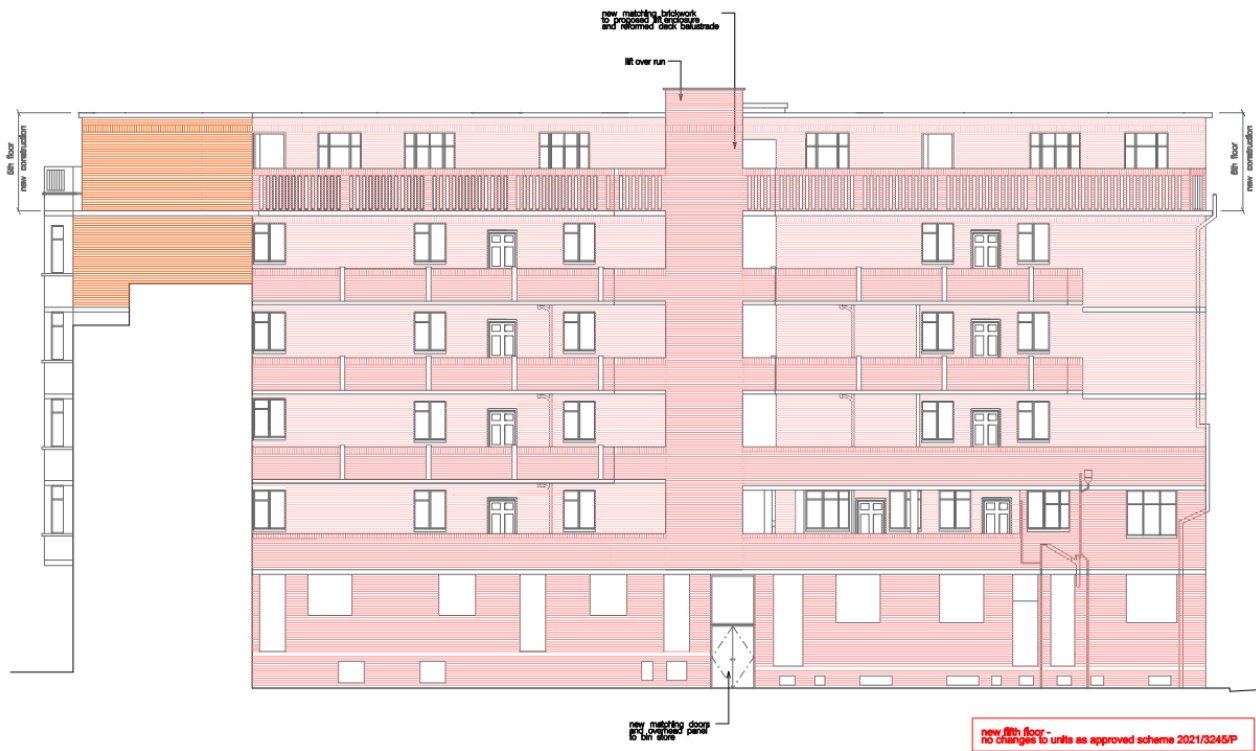
3. Existing Fitzroy Mews (rear) elevation



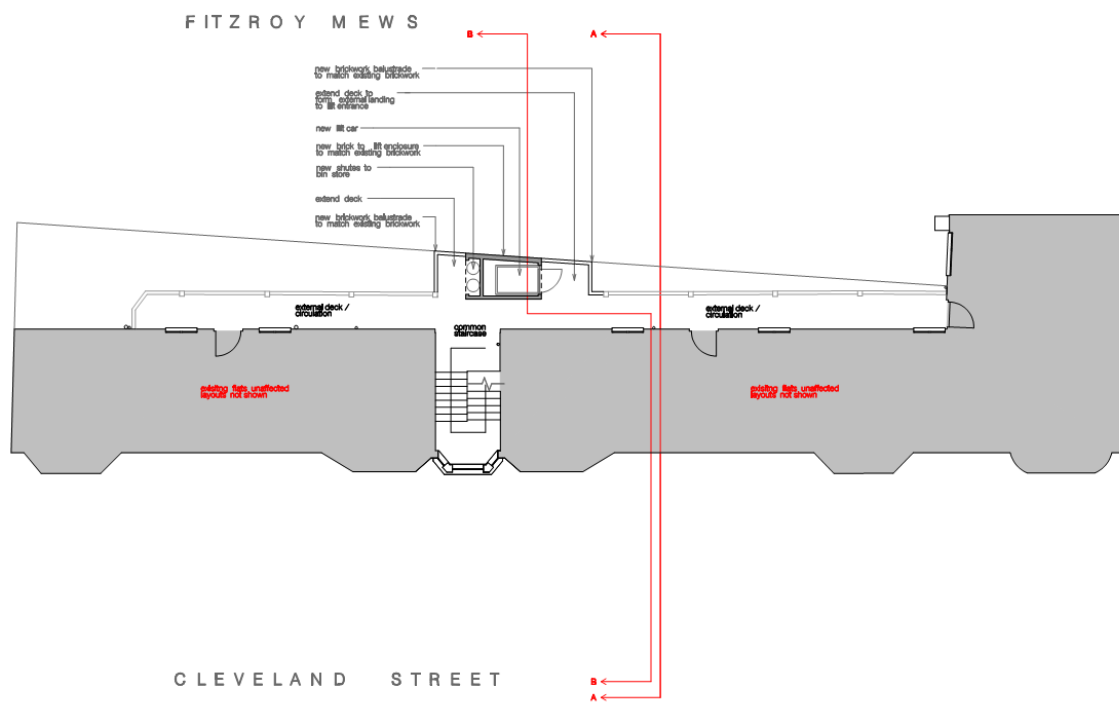
4. Approved Fitzroy Mews (rear) elevation under application ref 2021/3245/P



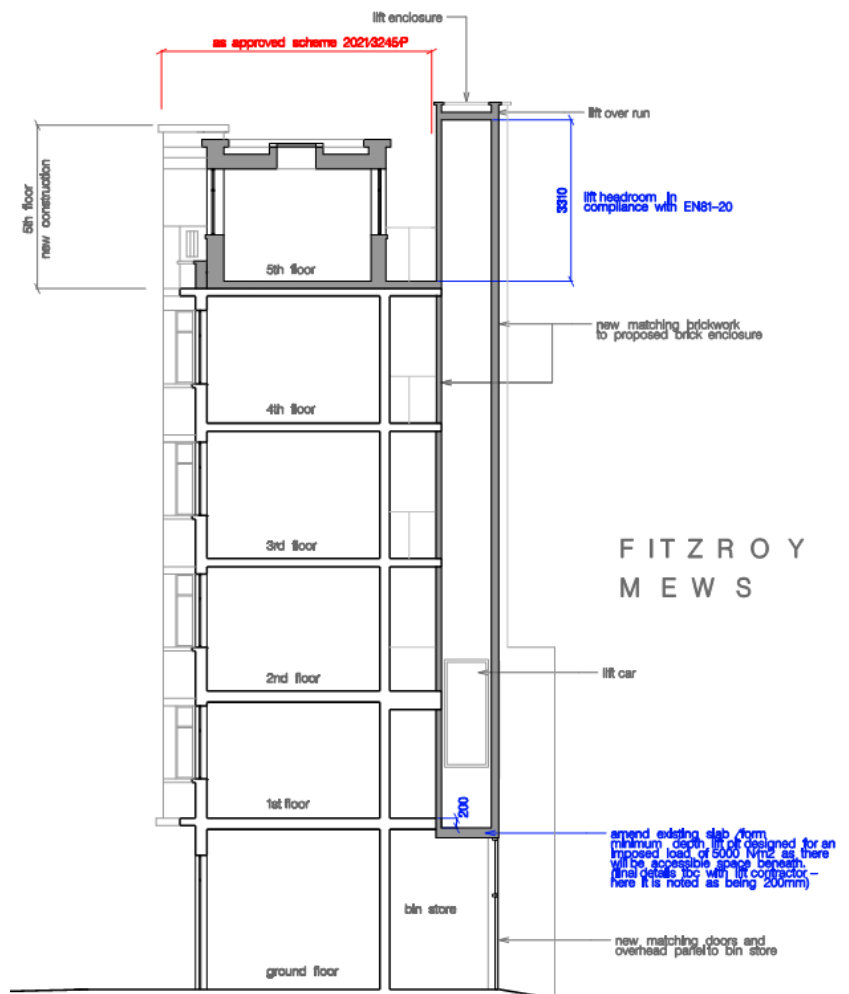
5. Proposed Fitzroy Mews (rear) elevation



6. Proposed floor plan of lift enclosure (fourth floor shown – all floors from first to fifth identical)



7. Proposed section of lift enclosure



Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	21/07/2023
		N/A / attached		Consultation Expiry Date:	02/07/2023
Officer				Application Number(s)	
Sam FitzPatrick				2023/1041/P	
Application Address				Drawing Numbers	
86-90 Cleveland Court Cleveland Street London W1T 6NH				Please refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of external lift to rear and associated external alterations including works to deck, landings, and balustrades.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	04	No. of objections	03
Summary of consultation responses:	Site notices were displayed from 02/06/2023 to 26/06/2023. A press notice was published from 08/06/2023 to 02/07/2023.			
	Three objections were received from local residents at Fitzroy Mews, whose concerns can be summarised as follows: <ul style="list-style-type: none">The proposed works would negatively impact the appearance of the building and surrounding street scene;The proposed works would harm the amenity of residents in the mews, particularly with regards to daylight/sunlight and privacy. Balconies would create unacceptable impacts on the privacy of residents within Fitzroy Mews.The design of the proposal including the increased height and extended balconies would exacerbate the prominence of the building over neighbouring buildings and have a towering effect, undermining the existing uniformity of the street.The proposed lift would result in disruptive noise that would harm the amenity of neighbours.The construction process would result in disruption and disturbance for nearby occupiers.No response was issued to objections submitted to the previous application (2021/3245/P), and no notification of this application's approval was issued.The drawings do not show the lift pit or overrun. <p><u>Officer Response:</u></p> <ul style="list-style-type: none"><i>For concerns relating to design and conservation, please see section 4 of this report.</i><i>For concerns relating to amenity, please see section 6 of this report.</i><i>Concerns relating specifically to the construction period would be covered by the Construction Management Plan secured as part of the previous application, 2021/3245/P, further details of which are detailed in section 7 of this report.</i><i>Elements relating to the additional storey (e.g. added height, balconies) were approved as part of the previous application (2021/3245/P), and so are not relevant planning concerns for this application.</i><i>There is no requirement to formally acknowledge or respond to individual objectors or inform them of application approvals.</i><i>Additional drawings were submitted as part of the application that show the lift support structure including the lift pit and overrun.</i> <p>One letter of support was received from a local resident living within Cleveland Court , whose reasons can be summarised as follows:</p> <ul style="list-style-type: none">The lift would bring substantial accessibility benefits, especially for residents who are not able to use the stairs easily and comfortably.			

**Cllr Harrison
(Bloomsbury Ward)**

One objection was made by a local ward councillor, whose concerns can be summarised as follows:

- The proposed development would impact the mews and residential buildings located within;
- The benefits of the scheme (including accessibility benefits) are limited due to no level access from ground floor.

Officer response:

- *For concerns relating to design and conservation, please see section 4 of this report;*
- *Alterations that improve accessibility do not necessarily have to result in entirely step-free access, further details of which are discussing in section 5 of this report, which also details amenity concerns.*

Site Description

The application relates to a five-storey mansion block building that occupies a corner plot on the eastern side of Cleveland Street, at the junction with Grafton Way. It is located within the Fitzroy Square Conservation Area and is not listed as a positive contributor in the Conservation Area appraisal. It is also located within the setting of a number of listed buildings including the Grade II* listed terrace forming Fitzroy Square West, the Grade II BT tower, and the Grade II 78-80 Grafton Way. The building is also located close to the boundary of Camden and Westminster boroughs.

Relevant History

Application site

2021/3245/P - Erection of single storey roof extension to provide two flats (Class C3). **Granted subject to a Section 106 Legal Agreement 25/01/2023.**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **C6** Access for all
- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **T4** Sustainable movement of goods and materials

Camden Planning Guidance

- CPG Access for all (Mar 2019)
- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Transport (Jan 2021)

Fitzroy Square Conservation Area Appraisal and Management Strategy (2010)

Fitzrovia Area Action Plan (2014)

1. The Proposal

- 1.1. Planning permission is sought for the erection of an external lift to the rear of the building, which would be located within an enclosure that hosts the lift car and new waste chutes to the bin store. The lift would serve the properties from the first floor of the building up to the approved (but not yet constructed) fifth floor of the building. The external deck would be modestly extended out around the lift shaft to provide access to the lift doors and the waste chutes.
- 1.2. Including the lift overrun, the proposed enclosure containing the lift and waste chutes would measure approximately 18.18m high from ground level, making it less than a metre higher than the highest point of the approved fifth floor. The enclosure and balustrading around the extended decking would be constructed of facing materials and detailing matching that of the existing building.

2. Revisions and background

- 2.1. The drawings submitted in support of the proposal did not initially demonstrate clearly the lift overrun or lift pit. Following officer comments, revised drawings were submitted that showed these features in the sections and elevations. The overrun itself is approximately 0.8m above the highest point of the approved fifth floor, as shown in the updated drawings.
- 2.2. Permission was granted on 25/01/2023 under reference 2021/3245/P to construct an additional storey to the existing building, adding a fifth floor. This has not yet been implemented but the lift proposed as part of this application would be intended to integrate with the approved scheme. The previous permission was also subject to a Section 106 legal agreement to secure a Construction Management Plan and associated contributions.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
 - Design and conservation
 - Access
 - Amenity
 - Transport

4. Design and conservation

- 4.1. Local Plan Policy (D1) states that the Council will aim to achieve the highest standard of design in all developments and requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area. The supporting text to this policy states that development should consider the character and proportions of the existing building and rhythms, symmetries, and uniformities in the townscape.
- 4.2. Policy D2 (Heritage) states that the Council will seek to preserve and, where possible, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. In order to maintain their character, the Council will not permit development within conservation areas that fails to preserve or enhance the character and appearance of that conservation area.
- 4.3. The application site is not a listed building and is not identified in the Fitzroy Square Conservation Area appraisal as making a positive contribution to the character of the conservation area. However, the building has a strong architectural character and is described in detail within the conservation area statement, which focuses on its Art Deco-

influenced brickwork.

- 4.4. The proposed lift enclosure would sit within the building line of the rear elevation and would not extend further into Fitzroy Mews. It would be constructed of matching brickwork and faced with similar materials to the brick facings on the rest of the building, and its design would be similar in style to the existing appearance. The proposed addition would therefore not result in an appearance that would be architecturally incongruous to a 1930s block of flats.
- 4.5. The enclosure would rise approximately 0.8m above the highest point of the approved fifth floor, and the lift overrun would be located to the rear of the building. The footprint of the enclosure that contains the lift shaft and the waste chutes would be approximately 3.3 sqm. As such, it would not add significant bulk to the building and would not increase the scale or height by any unacceptable degree. The extension of the decking area around the enclosure to allow for access to the lift and waste chutes would be minimal and consist only of access space rather than amenity space.
- 4.6. The works to the bottom of the enclosure consisting of the doors to the bin store and overhead panel are all minor in nature. The doors and panel would be constructed of timber to match the existing, which would be considered appropriate for the building and wider area.
- 4.7. The scale, height, and appearance of the proposed enclosure would not detract from the contribution that the site makes to the character and appearance of the conservation area. Additionally, the development would not meaningfully affect the setting or significance of any neighbouring listed buildings.
- 4.8. A number of objections related to the increased height and scale of the proposed works have been received. Given that this proposal only increases the height of the building by less than a metre (0.8m), it is not considered that this is significant or would have a negative impact on the appearance or character of the building or wider conservation area. Although Cleveland Court is prominent in views along Cleveland Street, the rear of the block is mostly obscured by other taller buildings along Cleveland Street, Grafton Way, and Fitzroy Square. As such, there would be very little public visibility of the proposed lift enclosure, and where it would be visible, it would not read as an out of character addition to the building or the wider conservation area. The increase in height resulting from the additional storey has already been deemed to be acceptable through the granting of permission 2021/3245/P.
- 4.9. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 4.10. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the wider area and complies with Policies D1 and D2 of the London Borough of Camden Local Plan.

5. Access

- 5.1. Policy C6 (Access for all) seeks to promote fair access to facilities and buildings, particularly where vulnerable and disadvantaged groups currently experience barriers to the built environment. As such, the Council will expect all buildings to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily, and with dignity by all. This is supported by CPG 'Access for all', which states that features such as lifting devices will be considered as methods to provide access, and that *"alterations and extensions to existing buildings and spaces should take the opportunity to improve access for all"*.

5.2. The proposed lift would serve the first floor to the approved (but not yet constructed) fifth floor of the residential block. It therefore does not create step-free access from the entrance of the building to all levels, however this was raised by officers and the applicant's team explained that entirely step-free access to all levels was not possible due to the configuration of layouts of the existing building and flats within.

5.3. However, even though the proposed lift would not create step-free access, it would greatly improve accessibility of the building by significantly reducing the number of steps required to access higher floors. This would constitute an improvement and would be considered the most practicable approach to start to improve accessibility of the building. As such, the proposed works would help to improve the accessibility of the building, especially for vulnerable and disadvantaged groups, and would be compliant with Policy C6 of the London Borough of Camden Local Plan.

6. Amenity

6.1. Policy A1 (Managing the impact of development) seeks to protect the amenity and quality of life of Camden's residents by only granting permission to development that would not harm the amenity of communities, occupiers, and neighbouring residents. This includes privacy, outlook, daylight, and sunlight; the Council's guidance contained within CPG 'Amenity' provides specific guidance with regards to these aspects.

6.2. Officers note that, similar to objections to the previously granted application at this site, concerns have been raised from neighbouring residents regarding the impact of the proposed works on their amenity, particularly with regards to loss of light and privacy.

6.3. In order to respond to concerns relating to loss of light, the applicant has provided an updated daylight/sunlight assessment that considers the impact of the lift enclosure. This is in addition to considering the additional storey – which, although already approved, has been included in the daylight/sunlight assessment so as to assess the impacts of the scheme as a whole.

6.4. The assessment uses the guidelines set out in the BRE Report "*Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition*" (hereafter referred to as the BRE guidance). The BRE guidance (updated 2022 version) states that if the Vertical Sky Component (VSC) at the centre of a window is less than 27% and less than 0.8 times its former value (i.e. reduction of more than 20%), the reduction in skylight will be noticeable and the building may be adversely affected. This is not to say that a transgression of more than 0.8 would cause unacceptable harm to neighbouring amenity and a degree of flexibility must be taken when applying this guidance

6.5. The VSC results demonstrate that, with the addition of the lift enclosure, of the windows tested to surrounding residential properties, the majority would retain their current VSC levels, with any reductions being very minor and well within the 20% margin referred to above. There are some transgressions to neighbouring windows that would result in more than a 20% reduction to existing VSC levels, shown below section 6.6.

6.6. As can be seen from the data below, all but one of these reductions range from between 0.71 to 0.79 times the former values of the windows in question, which falls just below the 20% reduction threshold referred to in the BRE guidance. Most of the windows shown above would experience the same or similar reductions in VSC levels compared to the previously approved application 2021/3245/P. It was considered for the previous permission that the minor nature of these transgressions meant that the daylight/sunlight impacts were considered to be negligible and would not cause unacceptable harm to the amenity of neighbouring residents as a result.

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 16 at Glebe House					
Window 16	Domestic	26.0%	19.8%	6.2%	0.76
Window 61 at 11 Fitzroy Mews					
Window 61	Bedroom	15.9%	12.2%	3.7%	0.77
Windows 67 & 69 to 73 at 12 & 13 Fitzroy Mews					
Window 67	Domestic	7.8%	6.1%	1.7%	0.78
Window 69	Domestic	13.6%	10.3%	3.3%	0.76
Window 70	Domestic	13.1%	9.8%	3.3%	0.75
Window 71	Domestic	12.5%	9.4%	3.1%	0.75
Window 72	Domestic	12.2%	9.1%	3.1%	0.75
Window 73	Domestic	10.7%	8.1%	2.6%	0.76
Windows 82, 84, & 85 at 78 Grafton Way					
Window 82	Living/Dining	7.7%	5.9%	1.8%	0.77
Window 84	Bedroom	13.9%	10.1%	3.8%	0.73
Window 85	Domestic	26.7%	18.9%	7.8%	0.71
Windows 251, 252, & 260 at 115-125 Cleveland Street					
Window 251	Bedroom	4.7%	3.7%	1.0%	0.79
Window 252	Bedroom	3.9%	2.6%	1.3%	0.67
Window 260	Bedroom	6.8%	4.8%	2.0%	0.71

6.7. The only windows that were not previously impacted that now would be is window 61 at 11 Fitzroy Mews and windows 67, 69, and 70 at 12 & 13 Fitzroy Mews, which would all experience more than a 20% reduction to existing VSC levels. However, the reductions for these all range from between 0.75 to 0.78 times the former values of the respective windows, which also falls just below the 20% reduction threshold referred to in the BRE guidance. Therefore, as with the previous permission, given the minor nature of these transgressions, it is considered that the daylight impacts of the proposed extension on neighbouring properties would be negligible and would not cause unacceptable harm to the amenity of neighbouring residents as a result.

6.8. The BRE guidance also sets out tests for sunlight availability, which is intended for windows facing within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of these windows receives less than 25% annual probable sunlight hours or less than 5% of annual probable sunlight hours between 21 September and 21 March; receives less than 0.8 times its former sunlight hours during either period; and, has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours. There are some transgressions to neighbouring windows that would result in them not passing the sunlight to windows test, show below.

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 46 at 10 Fitzroy Mews									
Window 46	Living/Dining/Kitchen	19%	13%	6%	0.68	3%	1%	2%	0.33
Windows 55 & 57 at 11 Fitzroy Mews									
Window 55	Living/Dining/Kitchen	18%	12%	8%	0.67	3%	1%	2%	0.33
Window 57	Living/Dining/Kitchen	18%	13%	5%	0.72	3%	2%	1%	0.67
Windows 70 to 73 & 76 to 77 at 13 Fitzroy Mews									
Window 70	Domestic	19%	14%	5%	0.74	1%	1%	0%	1.00
Window 71	Domestic	17%	11%	6%	0.65	0%	0%	0%	1.00
Window 72	Domestic	15%	10%	5%	0.67	0%	0%	0%	1.00
Window 73	Domestic	10%	5%	5%	0.50	0%	0%	0%	1.00
Window 76	Domestic	33%	28%	5%	0.85	1%	0%	1%	0.00
Window 77	Domestic	18%	13%	5%	0.72	0%	0%	0%	1.00

- 6.9. As can be seen from the data above, the majority of these reductions in probable annual and winter sunlight hours range from 0.67 to 0.85 or involve no loss, with only four instances that fall outside of this range. The daylight/sunlight assessment also makes clear that windows 46, 70, 71, 72, 73, and 76 all fall short of the sunlight to windows test for the already approved scheme, so the additional impact of the lift enclosure is mostly to windows 55, 57, and 77. Of these, only one reduction in probable annual and winter sunlight hours falls outside the range of 0.67 to 1.00. As with the VSC results, given the minor nature of these transgressions, it is considered that the sunlight impacts of the proposed extension on neighbouring properties would be negligible and would not cause unacceptable harm to the amenity of neighbouring residents as a result.
- 6.10. It is also important to note that compliance with BRE guidance is not mandatory and a degree of flexibility often needs to be applied when assessing applications for development in a dense urban environment such as this.
- 6.11. In terms of loss of privacy, there are no new windows proposed as part of the lift enclosure, and the new windows in the additional storey have already been approved under the previously granted application 2021/3245/P. The slight extension in decking would provide access to the waste chutes and the lift doors, so would not be used as amenity space. Additionally, it would fall within the existing footprint of the building and match the size of existing deck in floors below, so would not be considered to unreasonably exacerbate current levels of overlooking. Therefore, the proposed works would not be considered to result in a harmful loss of privacy to neighbouring residents.
- 6.12. The lift itself would be entirely contained within the brick enclosure and so it is not considered that it would generate an unreasonable level of noise or light spill when in operation. As such, it is considered to be acceptable in terms of noise and light impacts.
- 6.13. Therefore, the proposal is considered to be compliant with Policy A1 of the London Borough of Camden Local Plan.

7. Transport

- 7.1. The Council needs to ensure that the development can be implemented without being detrimental to neighbouring amenity or the safe and efficient operation of the highway network in the local area. Usually this would be secured by way of a Construction Management Plan that would be secured by means of a Section 106 legal agreement. This would help prevent the construction works from unduly affecting the amenity of neighbouring occupiers and the operation of the local highway network.
- 7.2. The previous application for the additional storey was granted subject to a Section 106 legal agreement securing car free development, an affordable housing contribution, a Construction Management Plan, and associated contributions including a Construction Management Plan Implementation Support contribution and a Construction Impact Bond. This agreement was signed on 25/01/2023.
- 7.3. Given that the proposed works would take place at the same time as the granted extension to the building roof and the existing Section 106 legal agreement pertaining to these works, it is not considered that an additional Construction Management Plan or further contributions would be required. This is because the already agreed and signed agreement would ensure that the construction works would not unduly affect the amenity of neighbouring occupiers and reduce any impact to the operation of the local highway network.

8. Recommendation

- 8.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th September 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: 2023/1041/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 19 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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Works Architecture
16 Upper Monatgu Street
London
W1H 2AN
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
86-90 Cleveland Court
Cleveland Street
London
Camden
W1T 6NH

DECISION

Proposal:

Erection of external lift to rear and associated external alterations including works to deck, landings, and balustrades.

Drawing Nos:

Existing drawings: Existing Elevations cc_el_x_001; Ground Floor Plan Existing cc_pl_x_000; First and Second Floor Plans Existing cc_pl_x_001; Third and Fourth Plans Existing cc_pl_x_002; Roof Plan Existing cc_pl_x_003; Site Section Existing cc_ss_x_001; Approved fifth floor plan p-p-004_B; Approved roof plan p-p-005_B; Approved elevations west and south e-p-200_B; Approved elevations north and east e-p-201_B; Approved Cleveland Street west elevation e-p-100_B; Approved Grafton Way south elevation e-p-101_B; Approved Fitzroy Mews north elevation e-p-102_B; Approved Fitzroy Mews east elevation e-p-103_B; Approved section AA s-p-100_B; Approved Cleveland Street west - part elevation/section e-p-500_B; Approved part section (existing and proposed) s-p-500_B.

Proposed drawings: Location Plan clc_lp-1000; Ground floor plan demolitions d-pl-100; First floor plan demolitions pl-101; Second floor plan demolitions pl-102; Third floor plan demolitions d-pl-103; Fourth floor plan demolitions d-pl-104; Fitzroy Mews (east) elevation demolitions d-e-103_A; Cleveland Street (west) elevation proposed e-100_A; Grafton Way (south) elevation proposed e-101_A; Fitzroy Mews (north) elevation proposed e-102_A; Fitzroy Mews (east) elevation proposed e-103_A; Elevation (west + south) proposed e-200_A; Elevations (north + east) proposed e-201_A; Section/elevation AA proposed s-100_A; Section BB proposed s-101_A; Ground floor plan proposed pl-100; First floor plan proposed pl-101; Second floor plan proposed pl-102; Third floor plan proposed pl-103; Fourth floor plan proposed pl-104; Fifth floor plan proposed pl-105; Roof plan proposed pl-106. Supporting documents: Design and Access Statement (prepared by Works Architecture, dated 10/03/2023); Site Photographs (prepared by Works Architecture); Daylight and Sunlight Report (prepared by Right of Light Consulting, dated 08/03/2023).

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:

Location Plan clc_lp-1000; Ground floor plan demolitions d-pl-100; First floor plan demolitions pl-101; Second floor plan demolitions pl-102; Third floor plan demolitions d-pl-103; Fourth floor plan demolitions d-pl-104; Fitzroy Mews (east) elevation demolitions d-e-103_A; Cleveland Street (west) elevation proposed e-100_A; Grafton Way (south) elevation proposed e-101_A; Fitzroy Mews (north) elevation proposed e-102_A; Fitzroy Mews (east) elevation proposed e-103_A; Elevation (west + south) proposed e-200_A; Elevations (north + east) proposed e-201_A; Section/elevation AA proposed s-100_A; Section BB proposed s-101_A; Ground floor plan proposed pl-100; First floor plan proposed pl-101; Second floor plan proposed pl-102; Third floor plan proposed pl-103; Fourth floor plan proposed pl-104; Fifth floor plan proposed pl-105; Roof plan proposed pl-106.

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.

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-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