



Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

11th June 2022

Ref. SP21-1136

Dear Sir / Madam,

**Land Adjacent to No.42 Falkland Road, London NW5 2PX
Application for a Non-Material Amendment to Amend Planning Permission Ref. 2022/1406/P
(under section 96a of the town and country planning act 1990 as amended) – Non-Material
Internal and External Alterations**

Introduction

On behalf of our client, London Equity 1 Limited, Simply Planning Limited ('SPL') are instructed to submit the enclosed application (under s96a of the Town and Country Planning Act 1990) to the London Borough of Camden to seek a non-material amendment to planning permission ref. 2022/1406/P at Land Adjacent to 42 Falkland Road, London, NW5 2PX (*'the site'*).

The primary reason for the proposed non-material amendment to the approved plans is to ensure the development complies with the latest Fire Safety Regulations and Standards, resulting in the safest possible conditions for future occupiers of the development.

The original submission, under application reference 2014/5539/P, was submitted in February 2015. Within the last 8 years fire safety standards have progressed significantly, and the proposed changes seek to reflect compliance with the latest standards to ensure safe, modern living conditions.

As a result of the internal changes proposed, there have been some minor external changes, which are outlined in further detail below. These do not materially impact the appearance of the approved building. The proposed alterations have been carefully considered to ensure external changes are minimised, and that the development would not be materially different in the streetscene. The proposed amendments are outlined below, following a background review of the scheme to date.

This non-material amendment application is accompanied by the following plans and documents:

- Application form and ownership certificates;
- Covering Statement, prepared by Simply Planning Limited;
- Architectural Plans and Drawings Package, which include the new proposals in comparison to those approved under application reference 2022/1404/P, prepared by CPMG Architects and as outlined below:

Plan Title	Drawing Number	Scale
Site Location Plan	1099-BA-100	1:1000
Basement Plan	CPM-01-B1-DR-A-7001 Rev P03	1:100
Ground Floor Plan	CPM-01-00-DR-A-7002 Rev P05	1:100
First Floor Plan	CPM-01-01-DR-A-7003 Rev P06	1:100
Second Floor Plan	CPM-01-02-DR-A-7004 Rev P05	1:100
Third Floor Plan	CPM-01-03-DR-A-7005 Rev P05	1:100
Roof Plan	CPM-01-R1-DR-A-7006 Rev P05	1:100
Section A	CPM-01-ZZ-DR-A-7010 Rev P04	1:100
Section B	CPM-01-ZZ-DR-A-7011 Rev P04	1:100
Section C	CPM-01-ZZ-DR-A-7012 Rev P04	1:100
Section D	CPM-01-ZZ-DR-A-7013 Rev P04	1:100
Section E	CPM-01-ZZ-DR-A-7014 Rev P01	1:100
North Elevation	CPM-01-ZZ-DR-A-7020 Rev P07	1:100
South Elevation	CPM-01-ZZ-DR-A-7021 Rev P05	1:100
East Elevation	CPM-01-ZZ-DR-A-7022 Rev P05	1:100
Front Elevation and Access Ramp	CPM-01-ZZ-DR-A-7023 Rev P04	1:100

Background

The relevant planning history for the site is summarised within the following table:

Planning Reference	Proposal	Decision (Date)
2022/1404/P	Variation of condition 2 (plans) of planning permission reference 2014/5539/P dated 27/10/15 (as amended by 2016/6445/P dated 7/4/17) (for erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats) namely amendments involving alterations to rear lightwells, front boundary and landscaping; insertion of side window at 2nd floor and alterations to rear fenestration; creation of roof terrace with access hatch; installation of PV panels	Subject to a Section 106 Legal Agreement (30.05.2023)
2016/6445/P	Variation of condition 2 (approved plans) of planning permission reference 2014/5539/P dated 27/10/15 (for erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6x flats) namely amendments to basement, front garden and internal layouts	Granted Subject to a Section 106 Legal Agreement (07.04.2017)

Planning Reference	Proposal	Decision (Date)
2014/5539/P	Demolition of existing garages and sub-station and erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6x flats (3x 2-bed units, 2x 1-bed units and 1x studio)	Granted Subject to a Section 106 Legal Agreement (27.10.2015)
2012/6474/P	Demolition of existing garages and sub-station and erection of 1 x 2 bed and 1 x 4 bed dwelling houses, including the provision of a mansard roof to the 2 bed house (Class C3) (revisions to form of development approved under reference 2012/4084/P on 08/11/2012)	Granted Subject to a Section 106 Legal Agreement (12.06.2013)
2012/4086/C	Demolition of existing garages and sub-substation	Granted (14.01.2013) - Conservation Area Consent

Planning application reference 2014/5539/P was submitted to the London Borough of Camden Council ('LB Camden') on 2nd February 2015 and sought Planning Permission for the following development:

“Demolition of existing garages and sub-station and erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6x flats (3x 2-bed units, 2x 1-bed units and 1x studio).”

The above application was approved on 27th October 2015 and is subject to a s106 agreement. Subsequent to this approval, an application was submitted under s73 of the Town and Country Planning Act 1990 (as amended) ('TCPA') seeking to vary the condition relating to the approved plans for the development.

The application reference is 2016/6445/P and it sought the following development:

“Variation of condition 2 (approved plans) of planning permission reference 2014/5539/P dated 27/10/15 (for erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6x flats) namely amendments to basement, front garden and internal layouts.”

The principal amendment sought by the above development was to alter the layout of the basement flats, to switch the locations of the bedrooms and living spaces at the front and the rear of the basement. The above application was approved on 7th April 2017, subject to a deed of variation.

A further variation of condition application was submitted on 1st April 2022 under application reference 2022/1406/P and was given the following description of development:

“Variation of condition 2 (plans) of planning permission reference 2014/5539/P dated 27/10/15 (as amended by 2016/6445/P dated 7/4/17) (for erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats) namely amendments involving alterations to rear lightwells, front boundary and landscaping; insertion of side window at 2nd floor and alterations to rear fenestration; creation of roof terrace with access hatch; installation of PV panels”

The above application was approved on 30th May 2023 and the main amendments approved can be summarised as follows:

- Sustainability and Energy;
- Building Regulations Part M4 (2);
- Minor Proposed Amendments; and

- Regularisation of Approved Basement Layout.

A copy of the Decision Notice for the above application is provided as **Document 1**.

Proposed Non-Material Amendments

This application seeks to amend the approved plans and the following revisions are proposed from the approved documents submitted with planning application reference 2022/1406/P:

Internal

- On the basement plan there have been internal layout changes for both flats 1 and 1A. The living/kitchen areas have been relocated to the rear of the building and the main bedrooms have been relocated to the front.
- On the ground floor, Flat 2A's maisonette stairs have been revised to provide for a communal hallway. This now serves access to flats 2 and 2A on the ground floor, and the main stairwell leading to the upper floors. The living/kitchen and sleeping areas have swapped for Flat 2, and bathroom/storage areas have been relocated.
- The first floor also contains a hallway corridor which will now serve Flat 3. Due to the additional corridor and the restructuring of the maisonette stairs in Flat 2A, the layouts for flats 2A and 3 have been altered. In Flat 3, the living/kitchen and sleeping areas have been switched, and in Flat 2A, the floorplan has been altered to address its loss in floorspace to the hallway.
- On the second floor, the main stairwell is slightly narrower. The communal AOV window has also been shifted away from the stairwell. To facilitate this, a door has been relocated.
- On the roof, the access window has marginally changed in size.

External

- On the northern elevation, there is 1no. additional dormer window and additional external rails. Furthermore, the external doors on the northern elevation increased in separation distance totalling 2 metres. The overall height on the mansard roof has also increased marginally;
- On the southern elevation, there is also 1no. additional dormer window and additional external rails. In addition to this, the window on the ground floor, closest to the shared boundary with 11 Lady Margaret Road, has shifted to align with the middle dormer window; and
- On the eastern elevation, the AOV window has been relocated to ensure it meets building regulation requirements with the revision to the staircase from which it is accessed.

The following paragraphs assess and justify the non-material amendments sought, including the external changes visible from the streetscene.

Introduction of Corridors

The proposals include the addition of corridors on the ground and first floors. The main purpose of these additions is to be compliant with the latest and current Fire Safety Regulations. This ensures the highest possible health and safety standards have been implemented to protect future occupants.

The key amendment is that all of the flats are now to be serviced from a corridor and not directly from a staircase. This is now a requirement of fire regulations and so has been required to be introduced accordingly.

To facilitate this change, the stairwell for the maisonette has been revised with some other slight alterations within Flat 2A. Additionally, the access doors have increased in separation distances by approximately 0.6m to a total of 2m.

Internal Building Layout Alterations

Internal layout alterations have been proposed in flats 1, 1A, 2, 2A and 3. Predominantly, the floorplans have been flipped so that the living/kitchen areas are to the rear and sleeping areas are at the front. Largely, these changes have been proposed to best optimise the space following the slight loss of floor space to flats on the ground and first floors due to the proposed fire safety measures.

We believe that the proposed floor plan changes result in equally well considered accommodation providing a good standard of living for future occupants. Additionally, the floorplans would be more reflective of initial consent, reference 2014/5539/P, where similarly, living areas were located to the rear of each flat. In this application the living standards provided for future occupiers were assessed and considered to be acceptable.

It is also noted that internal changes within a residential flat can be conducted to non-listed buildings without planning permission, once the development has been completed. Therefore, in the future, these changes could be made without the consent of the Local Planning Authority providing a definitive fall-back position due to the existing consent.

All flats would continue to meet the floor space standards contained within the London Plan.

External Changes to Building

The external changes, which are listed above, are predominantly reflective of changes to the internal layout. The external changes are slight and would not alter the proposal's appearance or effect its relationship with the streetscene.

As a result of the proposed corridor on the first floor, 2no. additional dormer windows have been included, including 1no. on the principal elevation, to ensure the corridor receives sufficient natural light resulting in well-lit staircases.

The three dormer windows would be of equal distances apart and, significantly, the symmetry of the windows has been retained, which is a key design feature contributing towards the uniformed character of the locality. Furthermore, the additional dormer windows would not introduce any additional overlooking of any neighbouring dwelling, beyond that already approved as part of the development.

External rails have also been added to the third storey windows on the principal elevation, a very slight alteration and a building regulations requirement. This railings already feature within the streetscene, including the adjoining terraced dwelling, and does not have any material impacts on the appearance of the proposals.

Relocation of AOV Window

The automatic opening vent (AOV) window is a safety feature installed on the second floor of the building to aid in evacuation and smoke clearance in the event of a fire. The amendment to the staircase has required the slight amendment in the positioning of this window, to ensure it can still be accessed from the landing point at the top of the staircase.

As a result, the window has slightly relocated on the eastern elevation, which is visible within the streetscene. This minimal relocation would not have any material impact towards the appearance of the property, when compared with the approved plans.

Conclusion

This planning application has been submitted under s96a of the Town and Country Planning Act 1990, as it seeks a non-material amendment to the approved scheme.

In short, the proposals attempt to provide the safest possible conditions for future and the general locality through compliance with the latest Fire Safety Regulations and Guidelines. The amendments being proposed are minor alterations to the internal layout of the building, reverting the layout back towards the originally approved development and can be undertaken without the need for planning permission once the development has been completed.

The external amendments are minor consequential changes to the appearance of the building, none of which have any material impact to the streetscene or residential amenity. Therefore, they have no material impact to the already approved development and we consider the application can be approved accordingly.

We trust you have everything required to proceed with validation, and we look forward to receiving the decision notice at the earliest opportunity. In the meantime, should you have any queries, please do not hesitate to contact me using the contact details below.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Alex Smith'.

Alex Smith

Director



Land adjacent No.42 Falkland Road, London

Covering Statement

Document 1

Decision Notice Ref:2022/1406/P

Application ref: 2022/1406/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 30 May 2023

Development Management
Regeneration and Planning
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Simply Planning
Simply Planning
214 Creative Quarter
8a Morgan Arcade
Cardiff
CF10 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**Land and Garages Adjacent to 42 Falkland Road
London
NW5 2PX**

Proposal:

Variation of condition 2 (plans) of planning permission reference 2014/5539/P dated 27/10/15 (as amended by 2016/6445/P dated 7/4/17) (for erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats) namely amendments involving alterations to rear lightwells, front boundary and landscaping; insertion of side window at 2nd floor and alterations to rear fenestration; creation of roof terrace with access hatch; installation of PV panels

Drawing Nos: Proposed:

CPM-01-B1-DR-A-7001 Rev.P02; CPM-01-00-DR-A-7002 Rev.P04; CPM-01-00-DR-A-7003 Rev.P03; CPM-01-00-DR-A-7004 Rev.P03; CPM-01-00-DR-A-7005 Rev.P03; CPM-01-00-DR-A-7006 Rev.P03; CPM-01-ZZ-DR-A-7010 Rev.P03; CPM-01-ZZ-DR-A-7011 Rev.P03; CPM-01-ZZ-DR-A-7012 Rev.P03; CPM-01-ZZ-DR-A-7013 Rev.P03; CPM-01-ZZ-DR-A-7020 Rev.P03; CPM-01-ZZ-DR-A-7021 Rev.P03; CPM-01-ZZ-DR-A-7022 Rev.P03 and CPM-01-00-DR-A-7023 Rev.P02.

Superseded:

1099-BA-101; 1099-BA-102; 1099-BA-103; 1099-BA-104; 1099-BA-105; 12516-SPR-XX-AR-15-01-3_3; 12516-SPR-XX-AR-15-02-3_3; 12516-SPR-XX-AR-15-03-3_3; 12516-SPR-XX-AR-15-04-3_3; 12516-SPR-XX-AR-15-05-3_3; 12516-SPR-XX-AR-15-06-3_3; 12516-SPR-XX-AR-30-01-3_2; 12516-SPR-XX-AR-30-02-3_2; 12516-SPR-

XX-AR-30-03-3_2; 12516-SPR-XX-AR-20-01-3_3; 12516-SPR-XX-AR-20-02-3_3; 12516-SPR-XX-AR-20-03-3_3 and 12516-SPR-XX-AR-20-04-3_2.

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 the original planning permission ref. 2014/5539/P dated 27/10/15.

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:

Site Location Plan 1099-BA-100; CPM-01-B1-DR-A-7001 Rev.P02; CPM-01-00-DR-A-7002 Rev.P04; CPM-01-00-DR-A-7003 Rev.P03; CPM-01-00-DR-A-7004 Rev.P03; CPM-01-00-DR-A-7005 Rev.P03; CPM-01-00-DR-A-7006 Rev.P03; CPM-01-ZZ-DR-A-7010 Rev.P03; CPM-01-ZZ-DR-A-7011 Rev.P03; CPM-01-ZZ-DR-A-7012 Rev.P03; CPM-01-ZZ-DR-A-7013 Rev.P03; CPM-01-ZZ-DR-A-7020 Rev.P03; CPM-01-ZZ-DR-A-7021 Rev.P03; CPM-01-ZZ-DR-A-7022 Rev.P03 and CPM-01-00-DR-A-7023 Rev.P02.

Supporting documents:

Design and Access Statement by Donald Shearer Architects dated 27/08/2014; Code for Sustainable Homes Pre-Assessment by Donald Shearer Architects dated 29/08/2014; Basement Impact Assessment by Site Analytical Services Ltd dated December 2013; Lifetime Homes Statement by Donald Shearer Architects dated 29/08/2013; Daylight/Sunlight Report by GVA dated 20/08/2014; Letter from Gurney Consulting Engineers ref 9540-001-rmb.

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

- 3 The units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan (2017)

- 4 The cycle storage facilities as indicated on the drawings and documents hereby approved shall be provided and retained in their entirety prior to the first occupation of any of the new residential units.

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

- 5 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the adjoining terrace, 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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 6 The development hereby approved shall commence in line with the details approved under application reference 2019/6110/P dated 13/02/2020 and 2016/6628/P dated 04/08/2017 or any other such details submitted and approved in writing by the local planning authority, securing:

samples of the materials to be used in the construction of the external surfaces hereby permitted have been submitted and approved in writing by the. In addition a sample panel of the facing brickwork should be erected on-site and approved by the Council before the relevant parts of the work are commenced. The panel must be 1m by 1m and demonstrate the proposed colour, texture, face-bond and pointing of the brickwork.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 7 The development hereby approved shall commence in line with the details approved under application reference 2017/3590/P dated 17/11/2017 or any other such details submitted and approved in writing by the local planning authority, securing:

a piling method statement detailing the type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works, has been submitted to and approved by the Local Planning Authority in writing in liaison with the relevant utility providers. The piling shall be undertaken in accordance with the approved method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017

- 8 The development hereby approved shall commence in line with the details approved under application reference 2017/0963/P dated 05/10/2017 or any other such details submitted and approved in writing by the local planning authority, securing:

a drainage strategy detailing any on and/or off site drainage works, shall be submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in

the strategy have been completed.

Reason: To ensure that sufficient drainage capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with the requirements of policies A5 and CC3 of the London Borough of Camden Local Plan 2017

- 9 The refuse storage facilities as indicated on the drawings and documents hereby approved shall be provided and retained in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the London Borough of Camden Local Plan 2017.

- 10 Prior to first occupation of the building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority prior to the first occupation of the building and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the occupation of the development hereby permitted, the 2nd floor side window shown on plan number CPM-01-ZZ-DR-A-7011 Rev.P03 shall be fitted with obscure glass and the window shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

At basement level, its footprint has been pulled away from the boundaries and given it is a reduction in footprint a revised BIA was not required in this instance as it is the same footprint as secured and approved under the basement construction plan obligation. New doors onto the rear lightwells would allow for additional access from the bedrooms. At ground floor the front garden is redesigned to include ramped access and a larger bin store. At roof level the existing front flat roof will now be accessed by flat 4 to create a roof terrace. Front roof terraces are not an uncommon feature within the road it would be largely screened by the front parapet wall, it is not considered that a terrace with a modest footprint would appear out of character in this location. PV panels are proposed at roof level which are welcomed and details and their installation are secured by condition. The 2nd floor side window proposed is

small scale and its detailed design reflects the character and appearance of those already granted which is acceptable. The low front boundary brick wall and railings would reflect the prevailing pattern of development within Falkland Road.

Overall the revisions in terms of their detailed design, siting and scale would not harm the character and appearance of the host property, streetscene or conservation area.

Although subject to minor reduction in floorspace Flat 1 would still comply with minimum space standards. Due to the reduction in rear lightwells the bedrooms of flats 1 and 1a would experience a minor reduction in light but it is not considered to an extent that result in a reason for refusal.

The proposed 2nd floor window will serve a staircase and will be conditioned to be obscurely glazed, it is therefore not considered to result in loss of privacy. The front terrace is not considered to result in harmful overlooking to No.13 Lady Margaret Road, given the wide access staircase along the side closest to this neighbour and the modest footprint of the terrace. The remaining alterations given their minor nature and siting are not considered to harm the amenity of neighbouring properties, in terms of loss of light, privacy or a sense of enclosure.

The full impact of the scheme has already been assessed during the determination of the permitted scheme, and it is considered that the amendments would have a minor material effect in terms of appearance and neighbouring amenity considerations.

One objection and one comment were received during the consultation period, which is addressed in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, C6, CC1, CC2, D1 and D2 of the Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

- 4 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).
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



Daniel Pope
Chief Planning Officer