

Application ref: 2022/2793/P
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Date: 11 December 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Jones Lang LaSalle Limited
30 Warwick Street
London
W1B 5NH
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**11-13 Macklin Street
London
WC2B 5NH**

Proposal:

Erection of a new fifth storey, construction of a four-storey rear extension, installation of plant, and associated works including external alterations, fenestration changes and the provision of external terraces, all in conjunction with the mixed use of the building to provide office floorspace (Class E) at ground to first floor level and 12 residential units (C3) at second to fifth floor level (6 x 1 bed, 4 x 2 bed, and 2 x 3 bed).

Drawing Nos:

Existing Drawings:

PL_E_010 - Site Location Plan Rev 01; PL_E_011 - Site Plan Rev 01; PL_E_100 - Level 00 Rev 01; PL_E_101 - Mezzanine Level Rev 01; PL_E_102 - Level 01 Rev 01; PL_E_103 - Level 02 Rev 01; PL_E_104 - Level 03 Rev 01; PL_E_105 - Level 04 Rev 01; PL_E_106 - Level 05 Rev 01; PL_E_107 - Roof Level Rev 01; PL_E_200 - Section AA Rev 01; PL_E_201 - Section BB Rev 01; PL_E_202 - Section CC Rev 01; PL_E_203 - Section DD Rev 01; PL_E_300 - Elevation - West Rev 01; PL_E_301 - Elevation - East Rev 01; PL_E_302 - Context Section and Elevation - Existing Rev 01

Demolition Drawings:

2811-SK02 Rev P1 - Existing Gas (showing demolition); 2811-SK03 Rev P1- Proposed Gas

Proposed Drawings:

PL_P_100 Level 00 Rev 04; PL_P_101 Mezzanine Level Rev 05; PL_P_102 Level 01 Rev 04; PL_P_103 Level 02 Rev 04; PL_P_104 Level 03 Rev 04; PL_P_105 Level 04 Rev 04; PL_P_106 Level 05 Rev 04; PL_P_107 Roof Level Rev 05; PL_P_200 Section AA Rev 03; PL_P_201 Section BB Rev 04; PL_P_202 Section CC Rev 03; PL_P_203 Section DD Rev 03; PL_P_300 Elevation - West - Proposed Rev 03; PL_P_301 Elevation - East - Proposed Rev 03; PL_P_302 Context Section and Elevation - Proposed Rev 02.

Supporting documents:

Front CGI Visual; Rear CGI Visual; Lupin House- Response to Camden Planning Department dated 5th August 2022; Area Schedule; Design and Access Statement dated 28th June 2022 - Revision 05; Sunlight and Daylight response dated 28 November 2022; TPS response dated 2nd December 2022; TPS response dated 18th October 2022; Thames Water Clean Water Capacity Report dated 3rd October 2022; TPS overheating response dated 13th December 2022 and overheating ventilation strategy dated December 2022; TPS Overheating Reports (TM52 and TM59) dated September 2022; Heyne Tillett Steel note dated 23rd September 2022; Price & Myers Micro drainage Calculations; Flood risk assessment and drainage strategy report Revision 3 dated September 2022; letter from Price & Myers dated 23rd September 2022; Daylight and Sunlight reports (within development) dated 21 June 2022 and 22 September 2022; Camden SuDS Proforma; JLL Financial Viability Assessment dated September 2022 and addendum letter dated 20 December 2022 and 2 March 2023; Nextgen Real Estate Marketing Report dated 21st June 2022; Heritage Impact Assessment by HCUK Group dated June 2022; Hoare Lea Energy and Sustainability statement Revision 03 dated 14th June 2022; Hoare Lea Fire Statement Revision 01 dated 14th June 2022; Hoare Lea Acoustic Report Revision 03 dated 24 May 2022; Air Quality Assessment Revision 01 by Hoare Lea dated 25 May 2022; Daylight and Sunlight Report (neighbouring properties) dated 13 May 2022; Camden CMP Pro Forma dated 3rd May 2022; Transport Statement by TTP Consulting dated May 2022; Thames Water pre-planning enquiry application form dated 26th September 2022; Appendix A- Public Benefit offer by Gardiner & Theobald; Planning Statement dated June 2022; Covering Letter dated 28th June 2022.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Existing Drawings:

PL_E_010 - Site Location Plan Rev 01; PL_E_011 - Site Plan Rev 01;
PL_E_100 - Level 00 Rev 01; PL_E_101 - Mezzanine Level Rev 01; PL_E_102
- Level 01 Rev 01; PL_E_103 - Level 02 Rev 01; PL_E_104 - Level 03 Rev 01;
PL_E_105 - Level 04 Rev 01; PL_E_106 - Level 05 Rev 01; PL_E_107 - Roof
Level Rev 01; PL_E_200 - Section AA Rev 01; PL_E_201 - Section BB Rev
01; PL_E_202 - Section CC Rev 01; PL_E_203 - Section DD Rev 01;
PL_E_300 - Elevation - West Rev 01; PL_E_301 - Elevation - East Rev 01;
PL_E_302 - Context Section and Elevation - Existing Rev 01

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Level 01 Rev 04; PL_P_103 Level 02 Rev 04; PL_P_104 Level 03 Rev 04;
PL_P_105 Level 04 Rev 04; PL_P_106 Level 05 Rev 04; PL_P_107 Roof
Level Rev 05; PL_P_200 Section AA Rev 03; PL_P_201 Section BB Rev 04;
PL_P_202 Section CC Rev 03; PL_P_203 Section DD Rev 03; PL_P_300
Elevation - West - Proposed Rev 03; PL_P_301 Elevation - East - Proposed
Rev 03; PL_P_302 Context Section and Elevation - Proposed Rev 02.

Supporting documents:

Front CGI Visual; Rear CGI Visual; Lupin House- Response to Camden
Planning Department dated 5th August 2022; Area Schedule; Design and
Access Statement dated 28th June 2022 - Revision 05; Sunlight and Daylight
response dated 28 November 2022; TPS response dated 2nd December 2022;
TPS response dated 18th October 2022; Thames Water Clean Water Capacity
Report dated 3rd October 2022; TPS overheating response dated 13th
December 2022 and overheating ventilation strategy dated December 2022;
TPS Overheating Reports (TM52 and TM59) dated September 2022; Heyne
Tillett Steel note dated 23rd September 2022; Price & Myers Micro drainage
Calculations; Flood risk assessment and drainage strategy report Revision 3
dated September 2022; letter from Price & Myers dated 23rd September 2022;
Daylight and Sunlight reports (within development) dated 21 June 2022 and 22
September 2022; Camden SuDS Proforma; JLL Financial Viability Assessment
dated September 2022 and addendum letter dated 20 December 2022 and 2
March 2023; Nextgen Real Estate Marketing Report dated 21st June 2022;
Heritage Impact Assessment by HCUK Group dated June 2022; Hoare Lea
Energy and Sustainability statement Revision 03 dated 14th June 2022; Hoare
Lea Fire Statement Revision 01 dated 14th June 2022; Hoare Lea Acoustic
Report Revision 03 dated 24 May 2022; Air Quality Assessment Revision 01 by
Hoare Lea dated 25 May 2022; Daylight and Sunlight Report (neighbouring
properties) dated 13 May 2022; Camden CMP Pro Forma dated 3rd May 2022;
Transport Statement by TTP Consulting dated May 2022; Thames Water pre-
planning enquiry application form dated 26th September 2022; Appendix A-
Public Benefit offer by Gardiner & Theobald; Planning Statement dated June
2022; Covering Letter dated 28th June 2022.

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

- 3 All new external work shall be carried out in materials that resemble, as closely

as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 4 Notwithstanding the details shown on the approved plans, prior to commencement of the development (other than demolition and site clearance) 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 before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). Samples of materials to be provided at a suitable size (eg. 1x1m) and alongside all neighbouring materials; and
- c) Typical details of balustrades at a scale of 1:10 with finials at 1:1, including method of fixing.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area and protect the amenity of future/neighbouring occupiers in accordance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

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

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

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 A 1.7 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the 3rd floor rear terraces prior to commencement of use of the roof terrace and shall

be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 7 No demolition or development shall commence until all of the following have been complied with:
- a) prior to installing monitors, full details of the air quality monitors have been submitted to and approved in writing by the local planning authority. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance; and
 - b) A confirmation email should be sent to airquality@camden.gov.uk no later than one day after the monitors have been installed with photographic evidence in line with the approved details; and
 - c) Prior to commencement, a baseline monitoring report including evidence that the monitors have been in place and recording valid air quality data for at least 3 months prior to the proposed implementation date shall be submitted to the Local Planning Authority and approved in writing.

The monitors shall be retained and maintained on site in the locations agreed with the local planning authority for the duration of the development works, monthly summary reports and automatic notification of any exceedances provided in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.

Reason: Development must not commence before this condition is discharged to manage and mitigate the impact of the development on the air quality and dust emissions in the area, and London as a whole, and to avoid irreversible and unacceptable damage to the environment, in accordance with policies A1, A4 and CC4 of the Camden Local Plan 2017 and policy S11 of the London Plan.

- 8 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Hoare Lea Energy and Sustainability statement Revision 03 dated 14th June 2022). Prior to occupation a verification report with evidence demonstrating the approved measures have been implemented shall be produced and retained for the duration of the development, and made available to the local planning authority upon request.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan Policies

- 9 Prior to occupation of any of the residential units, the proposed heritage benefits to the front elevation including reinstating the ground floor arch and the 5th floor gable windows shall be installed in full accordance with the plans

hereby approved.

Reason: To enhance 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

- 10 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, and 5 litres/person/day for external water use. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 5 of the London Plan 2021

- 11 The secure cycle storage areas for 31 cycles as shown on drawing ref. A_PL_P_101 Rev.5 hereby approved shall be provided in its entirety prior to the first occupation of any of the new units and office, and permanently retained thereafter.

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

- 12 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 13 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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

- 14 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not

exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 15 The refuse and recycling facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 16 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the building, without the prior approval in writing of the local planning authority.

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.

- 17 The development hereby approved shall be constructed in accordance with the approved energy strategy [Hoare Lea Energy and Sustainability statement Revision 03 dated 14th June 2022] to achieve overall carbon reduction targets for total reductions, and those at the be lean and be green stages, as set out in the energy strategy, or to exceed these values where possible. Prior to occupation a verification report with evidence demonstrating the approved measures have been implemented shall be produced and retained for the duration of the development, and made available to the local planning authority upon request.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission:

The site consists of 4 substandard residential units (C3), a bike repair workshop and shop (Sui Generis) and office (E). The proposal would increase the number of residential units to 12 and result in the partial loss of office floorspace and complete loss of the bike workshop. Sui Generis is not a protected use and its loss would be acceptable. In line with policies E1 and E2 marketing was submitted for the partial loss of office space. The Council's Economic Development team found it acceptable on balance with the partial retention and enhancement of the existing office space. In addition, as the loss of office floorspace is more than 500sqm, an employment and training

contribution will be secured by S106. Self-contained housing is regarded as the priority land-use and is welcomed, the scheme would also comply with policy H2.

Although not a major application, an employment and training package has been put forward as additional public benefits. A S106 legal agreement will secure 10% local procurement, 1 apprentice for every £2 million pounds of contract award and 4 work experience placements via local schools during construction stage. Both with supporting contributions per person.

The proposal will provide 6x1beds, 4x2beds and 2x3beds which is an acceptable unit mix in line with policy H1 and H7. However, as no affordable units are proposed and it is beneath the threshold to provide them on site an affordable housing contribution will be secured via a S106 legal agreement.

Lost features on the front elevation including the ground floor arch and gable windows will be reinstated to enhance this elevation which are welcomed. A condition is attached to ensure that this heritage benefit is implemented prior to any residential unit being occupied. The single storey roof extension appears subordinate and maintains the original U shape form of the roof. At the rear a four-storey extension is proposed with associated terraces. It would appear proportionate and subordinate and the balconies would be enclosed by metal railings which would not appear out of character. There would be limited public views of the roof extension of the rear extensions would be completely screened given its location. The materiality of the extensions and alterations reflects the host building and would not be considered harmful. A condition would secure samples and/or manufactures details of the brick to ensure it matches the existing and of the fenestration. The plant will be located internally at ground floor and integrated within the roof which is acceptable. Overall, the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and conservation area.

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.

All flats would generally provide a good standard of accommodation with the rear flats having access to private amenity space. However, there would be some degree of mutual overlooking between the proposed flats at the rear but the separation distance would be considered appropriate given its central London location and tight grain.

- 2 It is also acknowledged that some of the units on the 2nd floor fall short of the BRE guidance in terms of light, however on planning balance these are private units and there are good range of public benefits provided by the scheme such as an enhancement to heritage through reinstatement of missing features on the front elevation, the replacement of 4 substandard residential units with 12 floorspace compliant units, an affordable housing PiL, reprovision of higher quality office space and an employment and training package which would make this shortfall acceptable in this instance. A condition securing noise mitigation between the flats is attached. There is no privacy screen shown on

the rear terrace at 3rd floor between the separate units, a condition is attached to secure details and the installation of a 1.7m high screen.

A sunlight/daylight report for neighbouring residential properties at 1 to 6 Powis House, 2, 9, & 10 to 14 Macklin Street and 12, 14 & 16 Stukeley Street has been provided. It outlines that all windows tested would comply with BRE guidance. International House on Stukeley which faces onto the rear of the site is in use as a language school with four residential windows identified on the top two floors of the building, given the tight grain of this central location and this building's use and siting of the residential windows it is considered that the development would not result in harmful overlooking or a sense of enclosure.

A noise assessment has been submitted, this has been reviewed by the Council's Environmental Health team who deem them to be acceptable. Conditions are attached to ensure that noise compliance and anti-vibration and mitigation measures installed.

While normally the Council would resist active cooling, the applicant has provided sufficient justification in this instance for ASHP given it is a refurbishment and the cooling hierarchy has been satisfactorily explored. A sustainability statement has been submitted outlining an overall carbon reduction 70.7% with adequate stage reductions in compliance with policies CC1 and CC2. This will be secured by condition. A green roof is also proposed and details and its installation will be secured by condition.

Cycle parking is provided at mezzanine level with separate stores for residential (21 spaces including a non standard cycle space) and office parking (10 spaces) which is acceptable. The Council's highways team have raised no objection to the development and the cycle parking will be secured by condition. A S106 legal agreement will secure the development as car free, a CMP (and associated monitoring fee) and a construction impact bond.

An air quality report was submitted which was reviewed by the Council's Air Quality Officer who found the information acceptable. A condition is attached securing dust monitors.

Thames water requested an informative regarding water pressure to be attached. A condition is also attached for the residential units to achieve a maximum internal water use of 105 litres per person/day.

The development triggers the need for affordable housing in line with Policy H4. A viability report was submitted by the applicant which was externally audited by BPS, who concluded it was viable for a full affordable housing payment to be made. Following negotiations, the applicant agreed to the full affordable housing contribution. Given the above and that less than 10 additional dwellings are proposed and that there were no alternative sites available to the developer in close proximity the Council accepts a full PiL which will guarantee that affordable housing will come forward within the borough, which will be secured by S106 legal agreement.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this

decision.

- 3 As such, the proposed development is in general accordance with policies A1, A3, A4, C1, C6, CC1, CC2, CC3, CC5, D1, D2, E1, E2, G1, H1, H3, H6, H7, T1, T2, T3, T4, TC4 and DM1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan (2021) and the National Planning Policy Framework 2021.
- 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 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.
- 6 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.
- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 8 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 9 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.

- 10 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.
- 11 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 12 The Developer is recommended to assess and mitigate the possible effects of noise and vibration arising from the operation of the Elizabeth line.

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