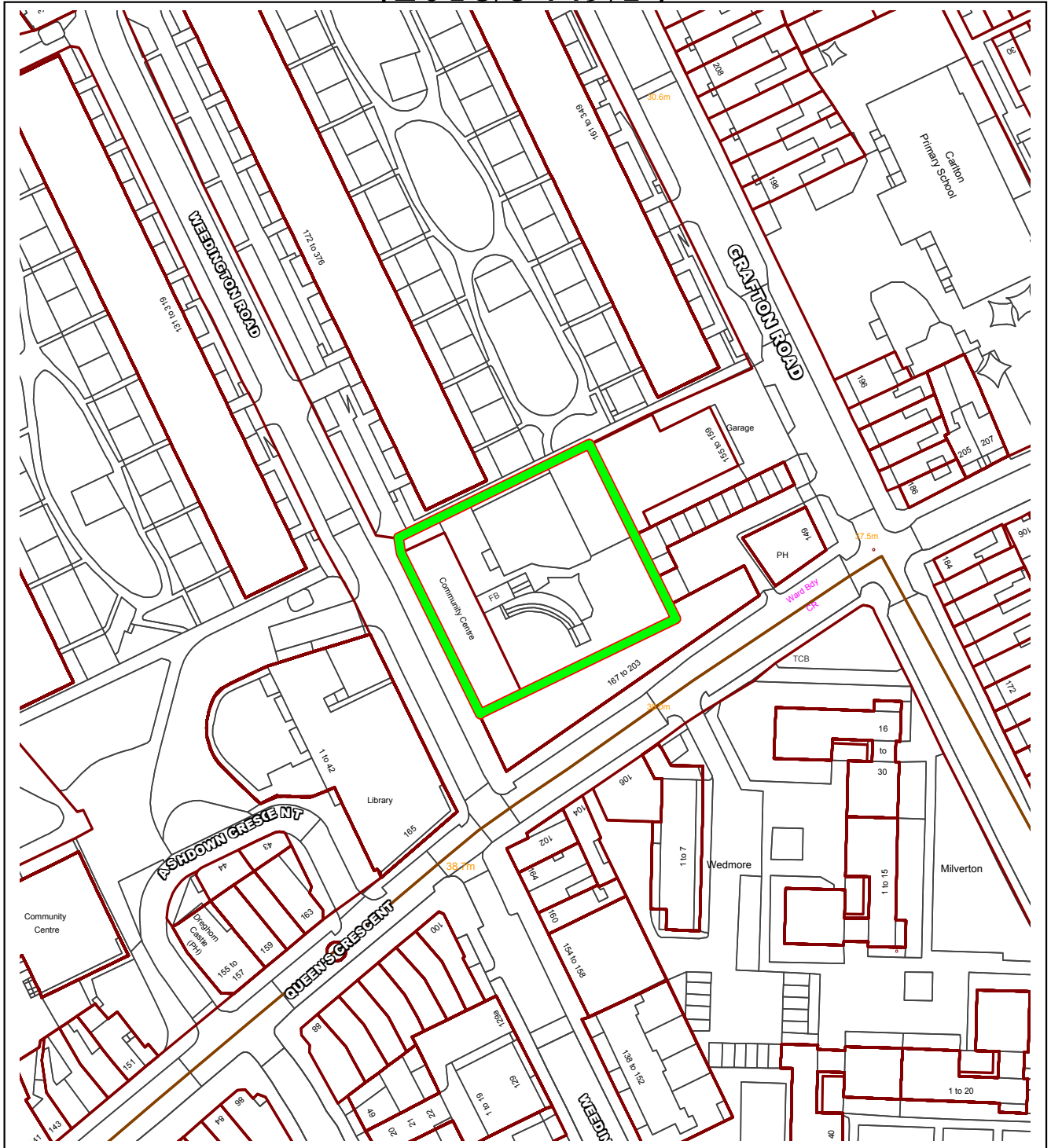


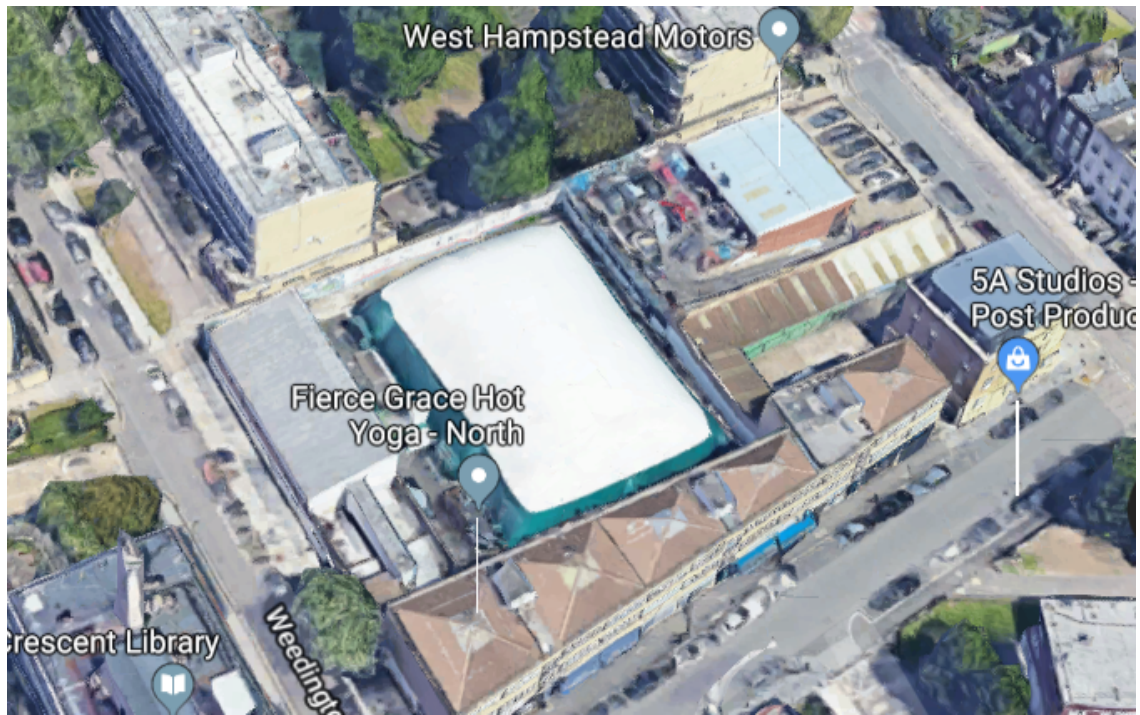
170 Weedington Road, NW5 4NU (2018/5449/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



1. Site prior to installation of dome ref. 2013/5667/P



2. Site as existing



3. Drainage canal as existing



4. Inside of the dome

Delegated Report		Analysis sheet		Expiry Date:	03/06/2019
(Members Briefing)		N/A / attached		Consultation Expiry Date:	06/05/2019
Officer			Application Number(s)		
Sofie Fieldsend			2018/5449/P		
Application Address			Drawing Numbers		
170 Weedington Road London NW5 4NU			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Retention of an inflatable sports centre and associated plant enclosure, for a further temporary period of 15 years until 30/09/2034					
Recommendation(s):		Grant Condition Planning Permission subject to a s106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	210	No. of objections	00
Summary of consultation responses:	<p><u>Site notices were displayed around the application site from 12/14/2019 and the consultation period expired on the 06/05/2019.</u></p> <p>Support has been expressed by local residents, members of the QCCA and parents of children at CFBL (210 Letters). The comments received are summarised below:</p> <ul style="list-style-type: none"> - A valuable resource for the youth of the area, much needed, much appreciated and much valued - It helps our children to keep healthy. Very convenient for close to their school. Can practice sports all year around - It is essential to ensure school age children in Camden have access to indoor sport facilities - This vital infrastructure is used by a number of school children and has proved an incredible asset to the community as well. <p>Support has also been expressed from Cllr Kelly, although they did comment that they did have a concern about 'the request for an extension of 15 years. The whole area is being redeveloped and I wouldn't want the temporary structure of the Dome to hinder the rest of any development'.</p> <p><u>Officer response</u></p> <p><i>The application site is council owned and forms part of the place plan for the area. Although 15 years is not normally considered appropriate for temporary permission in this instance 15 years is justified on the basis that it is Council owned land and there is a break clause in the lease agreement that would not be prejudiced by the temporary permission.</i></p> <p>No objections were received.</p>					
Site Description						
<p>The application site has a part single, part 2 storey building which fronts on to Weedington Road and is in use as a community centre use (Class D1). To rear of the building is a play area of approx.1400sqm that comprises a children's playground, a multi-use games area (MUGA) and grass and tarmac surfacing.</p> <p>The building itself is of a simple rectilinear shape with a sloping roof and is finished in a yellow brick with white painted stucco banding. The main entrance is found on Weedington Road. The rear of the building has an external fire escape.</p>						

The building is not listed and the site it is not located within a conservation area. The open space to the rear is not a designated open space.

Along the southern boundary of the site is a three storey building which has its frontage along Queens Crescent. This block comprises shops and cafes on the ground floor and workshops on the upper floors. To the east of site is a single storey garage and a public house. Along the northern boundary there is a public footpath which runs the length of the site, and this separates the site from the four storey residential block and an area of public open space.

Relevant History

2008/4951/P - additions and alterations including the erection of an extension at first floor level, creation of a new entrance and access ramp off Weedington Road, installation of new and replacement windows, replacement of existing play equipment and re-cladding of the existing community centre (ref: 2008/4951/P).- Granted March 2009

2012/6677/P - part change of use at ground floor level from ancillary office space (Class D1) to use as a District Housing Office (Class B1), and associated alterations to rear door and fenestration – Granted February 2013

2013/1682/P - the erection of a new ground floor extension to sunken well at the front elevation, installation of balustrade and door for the formation of a new entrance to existing offices (Class B1) – Granted May 2013

2013/5667/P - erection of an inflatable sports centre and associated plant enclosure, reconfiguration of the existing external fire escape staircase and hard landscaping – Granted 07/04/2014

- This was a temporary permission for 5 years until 31/5/19 when the land was to be reinstated to a condition fit for play and recreation.

Relevant policies

National policy

National Planning Policy Framework 2019
London Plan 2016
Draft London Plan 2017

Camden Local Plan (2017)

Policies:

G1 (Delivery and location of growth)
A1 (Managing the impact of development)
A2 (Open Space)
A3 (Biodiversity)
A4 (Noise and Vibration)
D1 (Design)
C1 (Health and wellbeing)
C2 (Community facilities)
C3 (Culture and leisure facilities)
C6 (Access)
CC1 (Climate change mitigation)
CC2 (Adapting to climate change)
CC3 (Water and flooding)

- CC4 (Air quality)**
- DM1 (Delivery and monitoring)**
- T1 (Prioritising walking, cycling and public transport)**
- T2 (Parking and car free development)**
- T3 (Transport Infrastructure)**
- T4 (Sustainable movement of goods and materials)**

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2018:

- **CPG Community uses, leisure facilities and pubs**
- **CPG Amenity**
- **CPG Public open space**
- **CPG Biodiversity**

Camden Planning Guidance (CPG) 2019:

- **CPG Design**
- **CPG Transport**
- **CPG Developer contributions**
- **CPG Energy efficiency and adaption**
- **CPG Air Quality**
- **CPG Access for all**

Assessment

1. Proposal

1.1 Retention of an inflatable sports centre and associated plant enclosure, for a further temporary period of 15 years until 30/09/2034

1.2 The main issues for consideration therefore are:

- Background
- Land Use
- Design
- Neighbour Amenity
- Transport
- Trees

2. Background

2.1 Weedington Road Play Centre site is owned and leased by the London Borough of Camden. This application has been submitted by Queen's Crescent Community Association (QCCA) who currently occupy the building. The project is a joint venture with Francais Billingue de Londres School (CFBL) who are based in Holmes Road, Kentish Town. The proposal aims to continue to address a need for a sports facility to serve the local community of any age and pupils of CFBL. Other organisations such as Camden's Active All Areas project and Gospel Oak Action Link also currently use the facility. The identified need is borne of;

- insufficient playground space at CFBL for the school to undertake a full programme of physical education on site, and;
- low levels of physical activity locally - *"at least 40% of Camden's population are estimated not to engage in any physical activity"*

2.2 The proposed inflatable sports centre ("air dome") is based on a standard 6-court sports hall as described in Sport England's 'Sports Hall Design and Layout'. It would measure 35.5m x 28m and

have a height of 9m to the top of its curvature. The total internal area is approx. 913sqm. The air dome would be permanently inflated by plant equipment (a 7kw air pump) which would be located in 5.7m x 3m (area approx. 17sqm) acoustic timber louvered enclosure. The air dome is accessed through two entrances, which face the rear of the existing community centre building.

2.3 The air dome would continue to be used by the CFBL during weekdays and very occasionally at weekends for children (boys and girls) aged between 5 and 15 which attend the school. This will be for sports and other educational activities. At all other times the air dome will be available to the public and local clubs for a range sporting activities and social events, managed through the QCCA.

2.4 The proposed hours of use of the air dome is 08:30 – 22:00 Mondays to Saturdays and 10:00 – 20:00 on Sundays and Bank Holidays. These are the same hours granted under the previous application ref. 2013/5667/P.

2.5 The current proposal seeks an extension to the temporary change of use of land to provide demountable buildings at the site for use as a sports centre. The Committee terms of reference only require referral to committee if the proposal is defined as a 'major development'. As a change of use of land application, the trigger for 'major' is if it relates to a site area exceeding 1 hectare. The application site is less than 1 hectare. This is an interpretation of the terms of reference and the Council's Planning Legal Team supports the approach.

Members are also advised of the following matters with regard to the proposal:

- (i) it's not permanent;
- (ii) it's does not involve the creation of additional/new floor space as it's a temporary inflatable structure that will not result in a permanent change of use;
- (iii) the previous application for the construction of the inflatable structure had previously been granted under planning ref. 2013/5667/P. Therefore the principle of siting the inflatable dome in this location for a temporary period has previously been considered and approved at planning committee; and
- (iv) there has been 210 letters of support for this application from the local community and no objections have been received.

Notwithstanding the fact that there are no objections, the matter is presented to the Members' Briefing Panel. This is an unusual scheme which does not neatly fit into the categories set out in the terms of reference, and officers in planning and legal have interpreted the terms of reference accordingly. Referral to Members Briefing provides an opportunity for Councillors to advise whether this matter should be referred to Planning Committee for decision if they see fit.

3. Land use

3.1 Policy C1 (health and wellbeing) seeks to improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities. Development should positively contribute to creating high quality, active, safe and accessible places.

3.2 Policy C2 (Community facilities) states that the Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services. It encourages the facilitation of multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community. It recognises that community facilities such as schools, community centres, leisure facilities and health centres are a vital part of the infrastructure supporting Camden's quality of life. We will seek to ensure that community facilities and services are developed and modernised in a way that is sustainable and retained for the benefit of communities in Camden.

- 3.3 Policy C3 (Cultural and leisure facilities) will seek opportunities for new cultural and leisure facilities in major, mixed use developments and support the temporary use of vacant buildings for cultural and leisure activities. It highlights that the schools which through community access agreements provide opportunities for residents to participate in physical activity and sport and facilities supporting protected groups, e.g. children and young people.
- 3.4 The application site has no policy designation in the Local Plan. The open space at the rear of the main building is not open to the general public and use by the local community is through the coordination of the QCCA. The established use of the site is Class D1 (community), with a small area of Class B1 office floorspace within the community centre building which is used as a District Housing Office (refer to planning history section). The supporting information submitted with the application confirms that the dome would continue to be used by pupils of the CFBL during the day and the local community, through QCCA, all other times.
- 3.5 Given the versatile nature of the dome, it can be used for a wide range of sports and community activities, which is achieved through its open plan layout. The dome also benefits from having a central divide and two separate entrances which enables it to be used by different age groups or activities. As the dome would be covered and internally lit, the use of the site would not be restricted by inclement weather or daylight levels.
- 3.6 As with the previous application, officers are still of the view that to ensure the air dome can service the need of local people a 'community management plan' for its use should be secured through a clause in a S106 legal agreement.
- 3.7 The proposed dome is supported by planning policy through its multi-purpose nature, it is therefore considered to comply with policies C1, C2 and C3 of the Local Plan.
- 3.8 The Camden Local Plan recognises Gospel Oak as one of the Council's Community Investment Programme (CIP) regeneration areas, where the Council expect a concentration of development to be located. The CIP is ensuring that the Council makes the best use of its property assets through regenerating sites and through selling sites that are now surplus to requirements because they are no longer suitable, underused or expensive to maintain. The CIP is generating funds that would not otherwise be available to reinvest into homes, schools and community facilities for our residents and is making a significant contribution to the Camden Plan.
- 3.9 The application site is council owned and forms part of the place plan for the area. Although 15 years is not normally considered appropriate for temporary permission in this instance 15 years is justified on the basis that it is Council owned land and there is a break clause in the lease agreement that would not be prejudiced by the temporary permission. This would save the charity unnecessary costs as repeat submissions would not be required. Permanent permission wouldn't be acceptable as the Council intend to bring forward plans for permanent development on site in the near future. At the end of this agreed period the land would revert back to its previous use unless an extension of time or alternative proposal is agreed before this point.

4. Design

Policy Review

- 4.1 NPPF section 12 paras. 124 to 132 in particular, London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5 and 7.6, Camden Local Plan policies D1 and CPG Design are relevant.

Visual Impact

- 4.2 The site is not listed or located within a Conservation Area. The site's locality is characterised by a range of different building heights, from single storey garages / workshops to 4 storey residential apartment blocks. There is also no real uniformity to their architectural style and the site is not

within, or directly adjoining, a designated conservation area. The dome was granted permission in 2014 and this application is to retain the existing structure.

- 4.3 The siting of an air dome is highly unusual within an area of this nature - they are usually located outside of built up areas or on playing fields associated with sports grounds. That being said, the enclosed nature of the site would ensure that the visual impact of the proposed dome is kept to a minimum.
- 4.4 The dome is not visible from Queens Crescent as it is below the height of the buildings along its southern boundary. In terms of Weedington Road, the top of the dome is partially visible above the community centre, however for much of the year this would be screened by two mature street trees. The dome is visible between the community centre and the public footpath / adjoining residential block and surrounding open space to the north.
- 4.5 Whilst the dome is in stark contrast to surrounding buildings and structures it is not considered to represent an incongruous form of development within the area and is therefore not contrary to policy D1 (Design).
- 4.6 In the previous application the pre-existing fire escape at the rear of the main building was repositioned to accommodate the air dome. There were no objections to this on design grounds. The works have already been completed under planning ref. 2013/5667/P and do not form part of this current application.

5. Neighbour Amenity

Policy review

- 5.1 Camden Local Plan policies A1, A2 and A4 and CPG Amenity are relevant with regards to the impact on the amenity of residential properties in the area. Any impact from construction works is dealt with in the transport section

Daylight/Sunlight

- 5.2 The nearest residential dwellings and areas of open space which could potentially be affected by the proposed air dome in terms of a loss of daylight / sunlight are sited along the northern boundary. The applicant has submitted a plan which demonstrates that the development is unlikely to compromise the daylight/sunlight of the adjoining dwellings. The air dome is set 6.6m away from residential dwellings, which are located between first and fourth floor of the neighbouring apartment block, and would not impinge on the 45 degree line which has been taken from the nearest window. No objections have been received from local residents regarding loss of light from the structure.

Privacy, outlook and lightspill

- 5.3 The proposal does not include any windows, only two entrance doors which would face the community centre building. The privacy of neighbouring residents would not be compromised by the proposed dome.
- 5.4 In terms of outlook, the existing dome would be visible when looking south out of the windows and from balconies of flats within the neighbouring apartment block. The dome is sited away from the boundary by 6.6m and does not have a sheer side wall (its curvature to the apex rises to a height of 9m within the middle of the site) and at right angles with the neighbouring building. The proposal is therefore not considered to harm residential amenity in terms of a loss of outlook or increased sense of enclosure.
- 5.5 In terms of lightspill, the applicant has confirmed the air dome has a 10% translucency, which is to

allow light in during the day and negates the need for lighting during day time hours. The up shot of this is that air dome would give off a glow when being used in the evening and at times during the day in the winter months. This glow however would not be any greater than that light levels omitted from street lights and given the proximity of neighbouring dwellings to the site it is not considered to be unacceptable in this situation.

5.6 It should be recognised that the footpath between the application site and neighbouring dwellings which links Weedington Road and Grafton Road is not very well lit at night time. The moderate glow being emitted from the air dome therefore creates a general sense of activity area, which would in turn improve public safety along the footpath. No objections have been received from local residents regarding lightspill from the dome.

Noise disturbance

5.7 In order to inflate the dome there is a requirement for an area of plant. This is currently sited in the southern corner of the site the furthest point away from the nearest residential occupiers and remain unchanged by the current proposal. The accompanying noise assessment has been considered by Environmental Health Officers. Officers are satisfied that the development is still acceptable and would not have a detrimental impact upon the amenity of neighbouring residents or businesses, subject to the council's model noise condition being imposed.

6. Transport issues

Policy Review

6.1 Camden Local Plan policies T1, T2, T3 and T4 and CPG Transport are relevant with regards to transport issues.

Travel Plan

6.2 There is no vehicular access to the site and access to public transport is moderate (PTAL 3).

6.3 The air dome and ancillary changing facilities currently permit a maximum of 60 users at any one time. CFBL has agreed with QCCA to have priority access during the hours of 9.00 to 17.00 on weekdays during school term time. CFBL's lessons are expected to be on 1.5 - 2 hour rotations, with 3 or 4 lessons in a day. There will be 25-60 pupils in total with 1 or 2 classes having a lesson at the same time. This equates to around 250-300 pupils a day using the facility. CFBL's students will all walk to Weedington Road as the school is located 0.3 miles from the Weedington Road Centre.

6.4 The greatest usage is still during the school day with CFBL as the primary user. Outside of these hours the usage is less with outside organisations utilising the facility and it is small in comparison to daytime use. It is anticipated that most users will still be from the locality and that walking will be the most common mode of travel. In the previous application a travel plan was secured by a S106 agreement, this was approved. However the applicant did not fulfil their obligation of providing monitoring reports as part of the travel plan. Therefore, a travel plan will be secured again on this current application but in this instance the associated monitoring fee is not required.

Cycle Parking

6.5 The site originally did not benefit from any secure cycle parking and as part of the previous application ref. 2013/5667/P a financial contribution was received to provide 8 cycle parking stands. This contribution was to provide cycle parking outside the site on the hard standing/footway area as cycle storage within the site was considered too constrained, given the space in question was originally utilised as a recycling centre and has a number of highway features to prevent vehicle access. Highways officers were consulted as part of the current proposal and confirmed a further financial contribution was not required as the proposal is for the retention rather than the creation of a new structure.

Construction Management Plan

6.6 Another Construction Management Plan (CMP) is not required as the structure is existing.

7. Sustainability and energy issues and biodiversity

Policy review

7.1 Camden's Local Plan policy CC1 (Climate change mitigation), CC2 (Adapting to climate change) and CC3 (Water and flooding) require all developments to contribute to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

Sustainability /energy/ flooding

7.2 Air domes by their very nature do not lend themselves towards incorporating the type of sustainability measures which would be associated with a building or extension of the same floorspace. The application is however accompanied statement which reviews the possible energy saving measures and renewable energy technologies. It concludes that the only feasible measure would be to provide low energy lighting within the dome.

7.3 The original proposal resulted in a grassed area of approx. 230sqm being developed over. In order to mitigate the impact the air dome would have on the site's draining and surface run off the proposals include an Aco drainage channel laid flush with the finished ground level. The channel would be connected to an existing manhole which is connected to mains sewer. It has been confirmed that this drainage channel had been constructed and therefore officers are satisfied that these measures ensure compliance with policy CC3 (Water and flooding).

Biodiversity

7.4 There are no trees within the application site. There is however a large mature tree along the northern boundary within the area of public open space. The Council's tree officer previously confirmed that the proposal would not have had a detrimental impact on this tree and no further construction is proposed in this current application.

8. CIL

8.1 The applicants are a registered charity and therefore the proposals would not be subject to the Mayor's CIL.

9. Conclusion

9.1 The proposed development would retain an indoor sports / community facility that would be used by schools and local residents, which is supported by planning policy as it would benefit the health and wellbeing of Gospel Oak.

9.2 The enclosed nature of the site ensures that the air dome would have limited visual impact on the area. Officers are also satisfied that the development would continue to not harm the living conditions of the occupiers of neighbouring properties or the highway network.

10. Recommendation

10.1 Grant planning permission subject to a S106 legal agreement.

11. Planning Obligations

11.1 A section S106 is required with the following heads of terms:

- Community Access/Management Plan;
- Travel Plan

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th May 2019, 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'.

Mr Foyezur Miah
45 Ashdown Crescent
London
NW5 4QE

Application Ref: **2018/5449/P**

16 May 2019

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
170 Weedington Road
London London
NW5 4NU

DECISION
Proposal:
Retention of an inflatable sports centre and associated plant enclosure, for a further temporary period of 15 years until 30/09/2034
Drawing Nos: Site Location Plan; 161 2-GA 101 Rev.A; 161 2-GA 301 Rev.A; 161 2-GA 302; 161 6-EX 101; Energy Statement by Milieu Consult (dated October 2013); Plant Noise Assessment by Aran Acoustics (dated 27/02/2019); Supplementary Planning report by QCCA; Yeadon Airdome Specifications (dated 2013).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The building/structure hereby permitted is for a temporary period only and shall be removed on or before 30/09/2034.

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

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

Site Location Plan; 161 2-GA 101 Rev.A; 161 2-GA 301 Rev.A; 161 2-GA 302; 161 6-EX 101; Energy Statement by Milieu Consult (dated October 2013); Plant Noise Assessment by Aran Acoustics (dated 27/02/2019); Supplementary Planning report by QCCA; Yeadon Airdome Specifications (dated 2013).

Reason:

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 4 The air dome hereby permitted shall not be used outside the following times 08:30 - 22:00 Mondays to Saturdays and 10:00 - 20:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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.
- 4 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 London Borough of Camden 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

Executive Director Supporting Communities

DRAFT

DECISION