

67 Charlotte Street, London, W1T 4PH (2022/3904/P)



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SITE PHOTOS - 67 Charlotte Street



Figure 1 (above): Site location plan

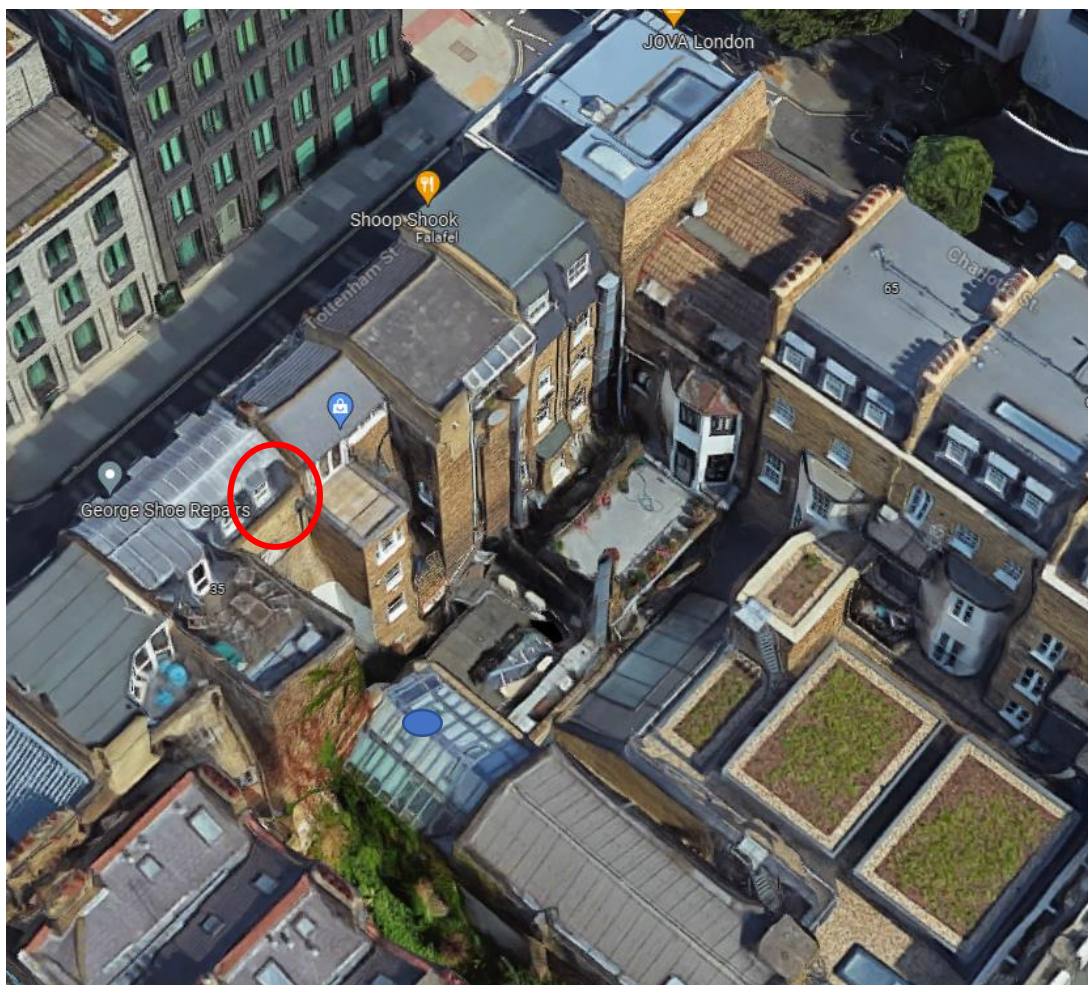


Figure 2 (above): Aerial view of the existing plant circled in red (now removed)

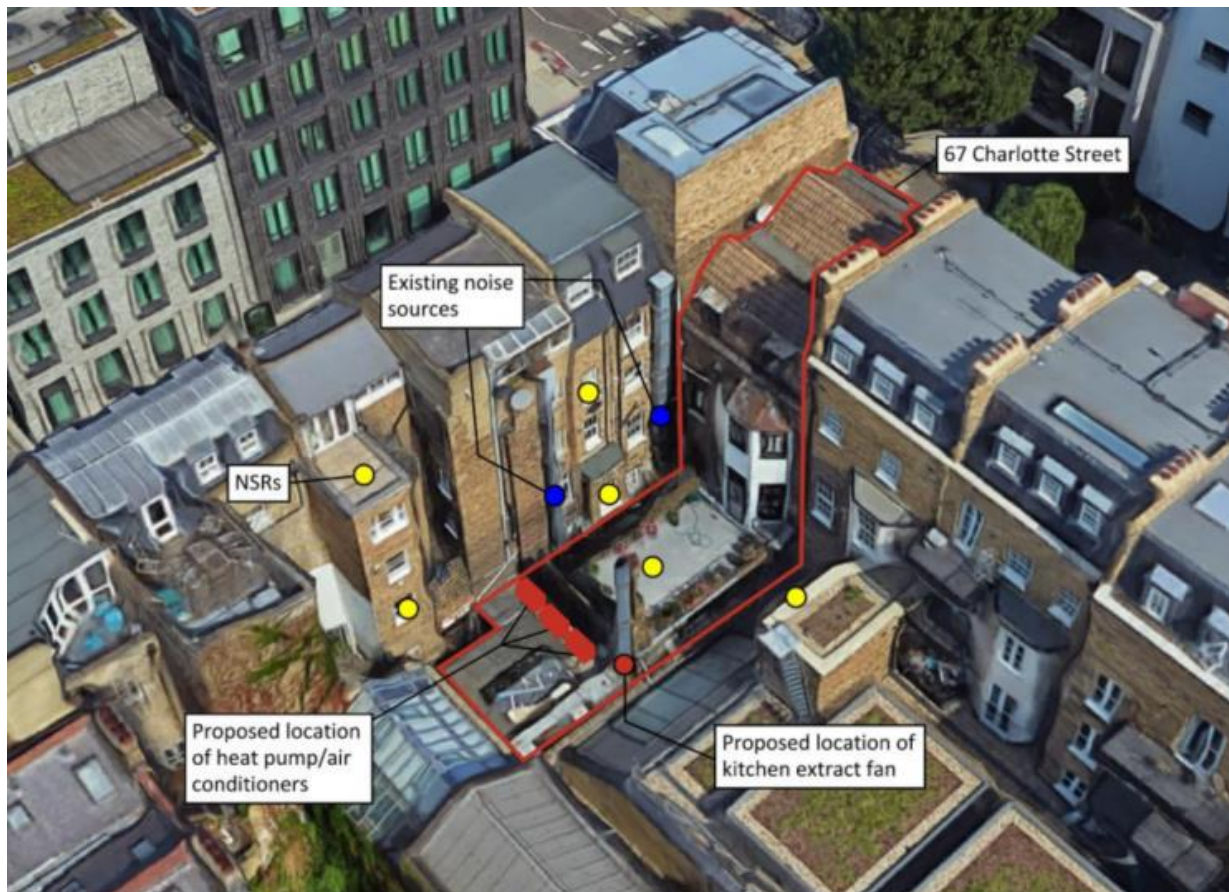


Figure 3 (above) Aerial view of the equipment (now removed) from the roof of the single storey rear extension at the application site and location of ducting

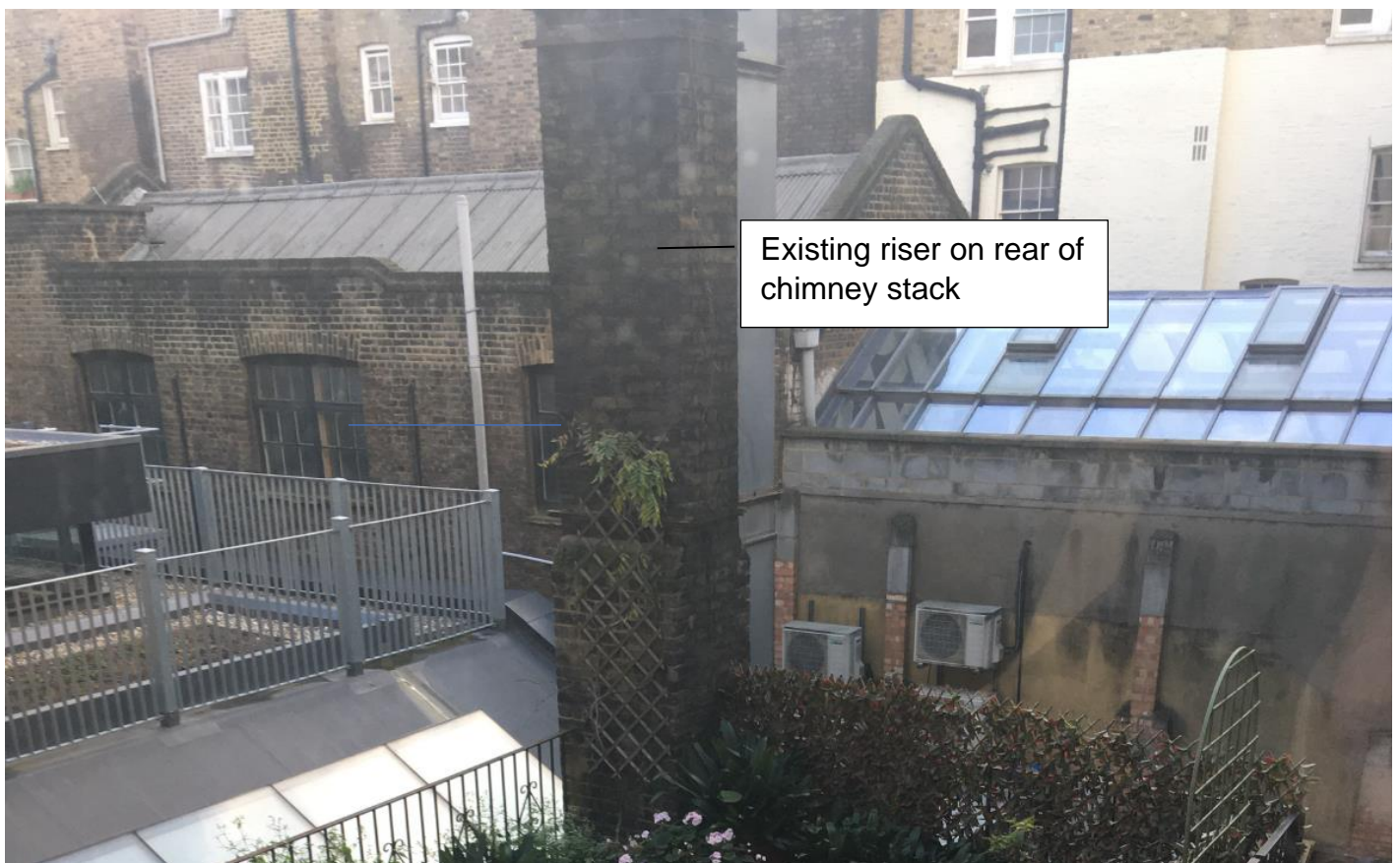


Figure 4 (above): Photo showing existing riser and plant on the rear of neighbouring buildings

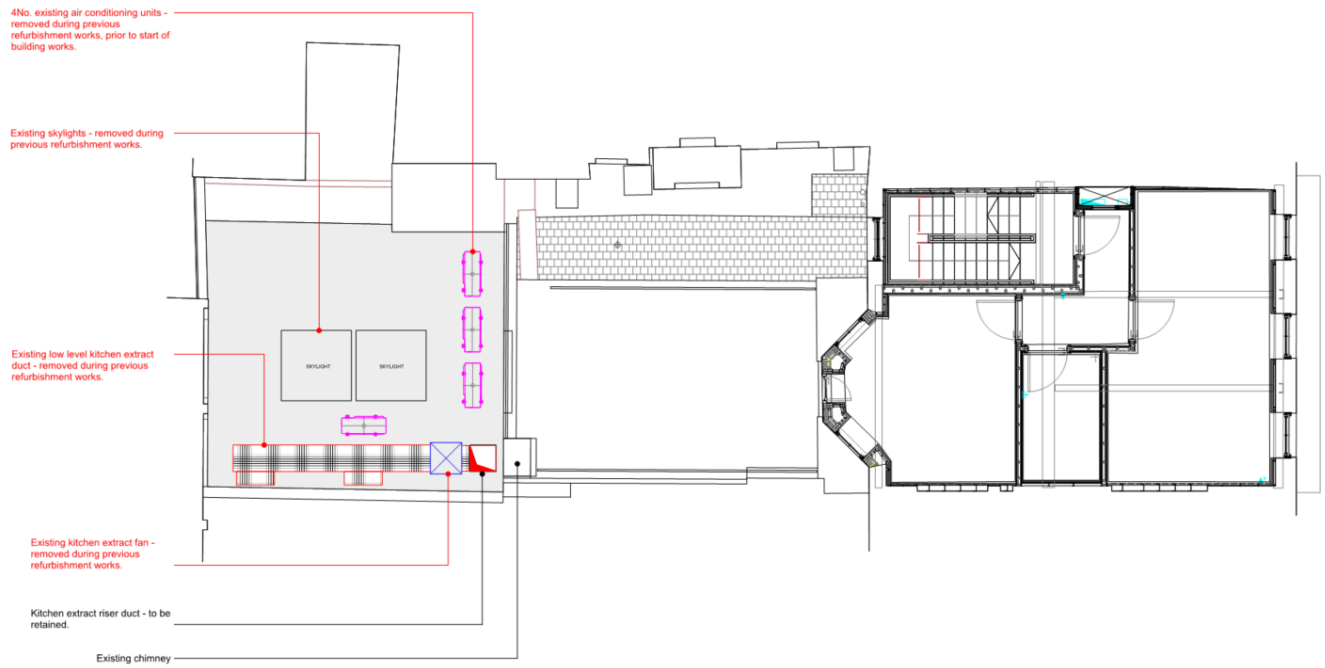


Figure 5 (above): Existing roof plan (plant now removed)

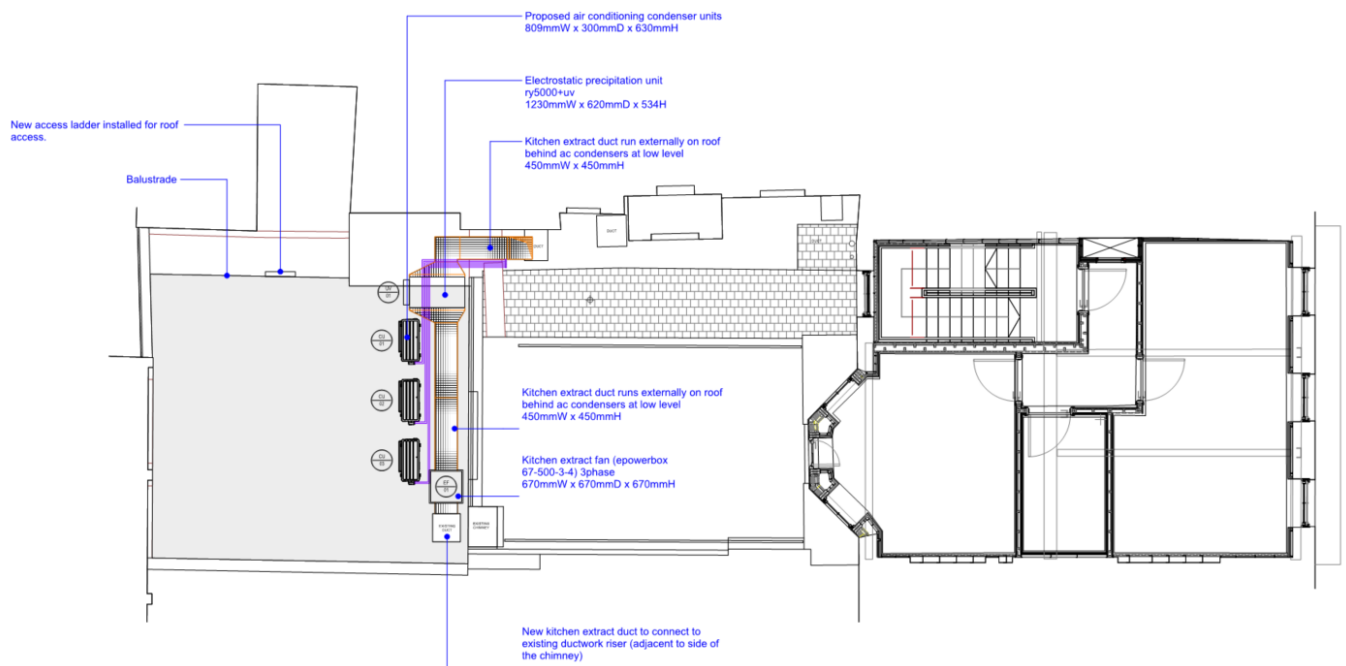


Figure 6 (above): Proposed roof plan

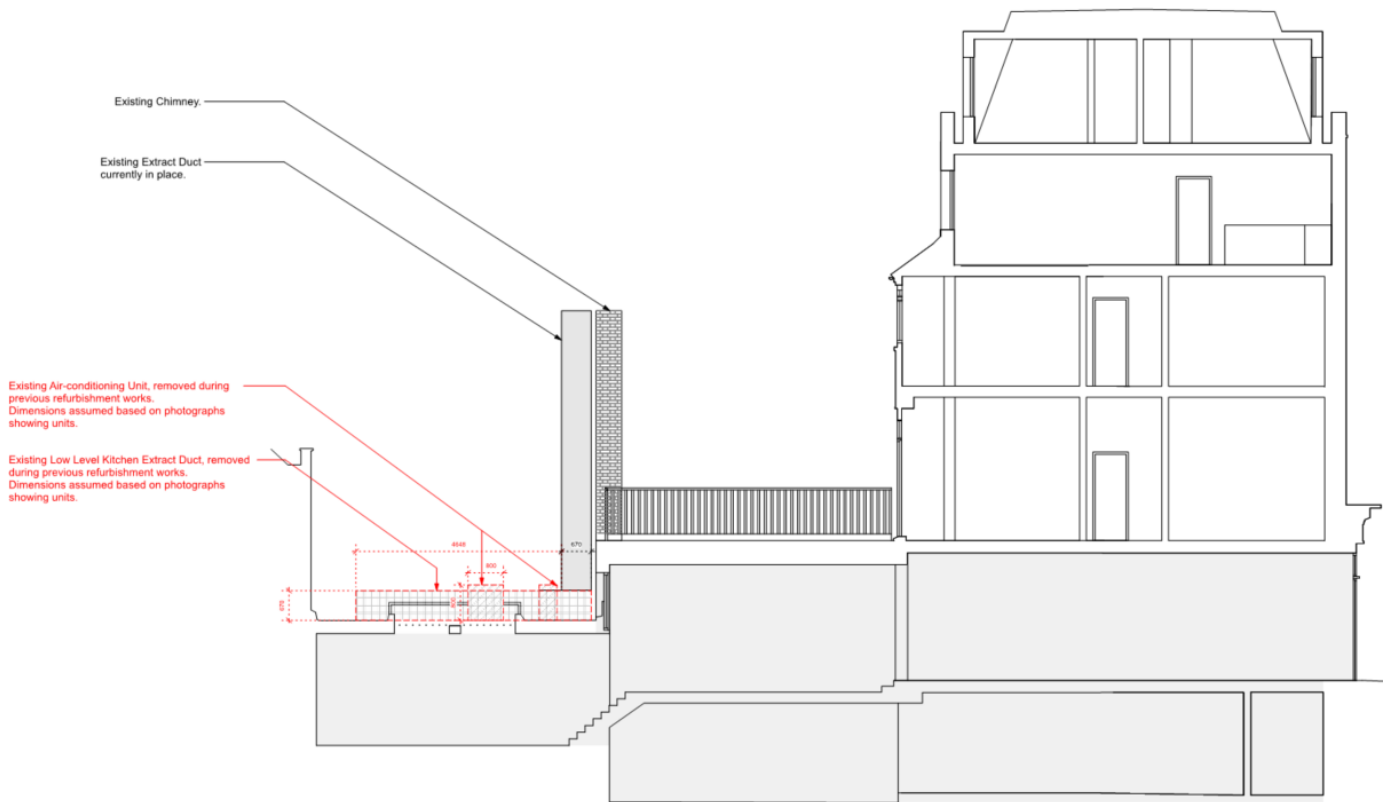


Figure 7 (above): Existing section

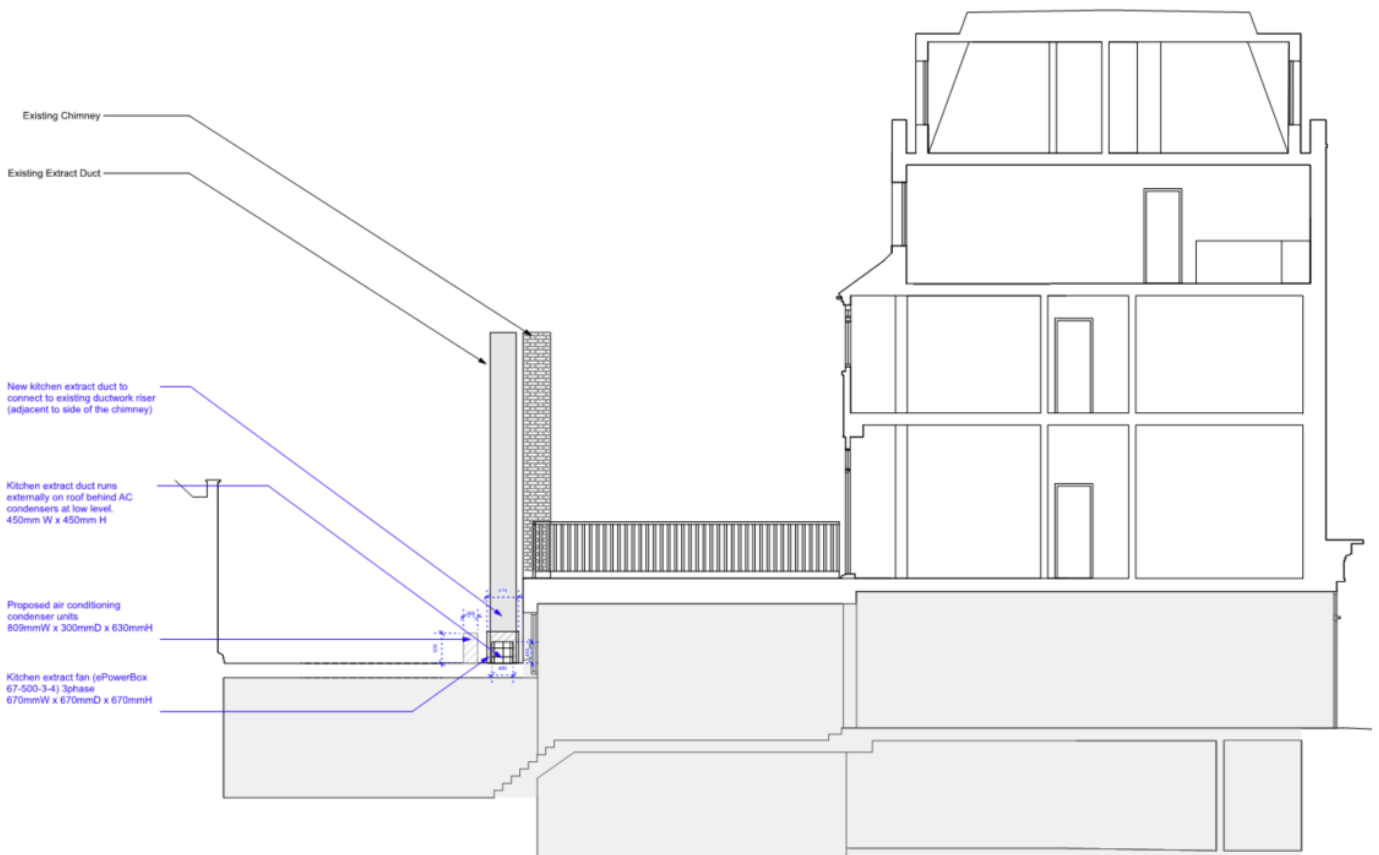


Figure 8 (above): Proposed section

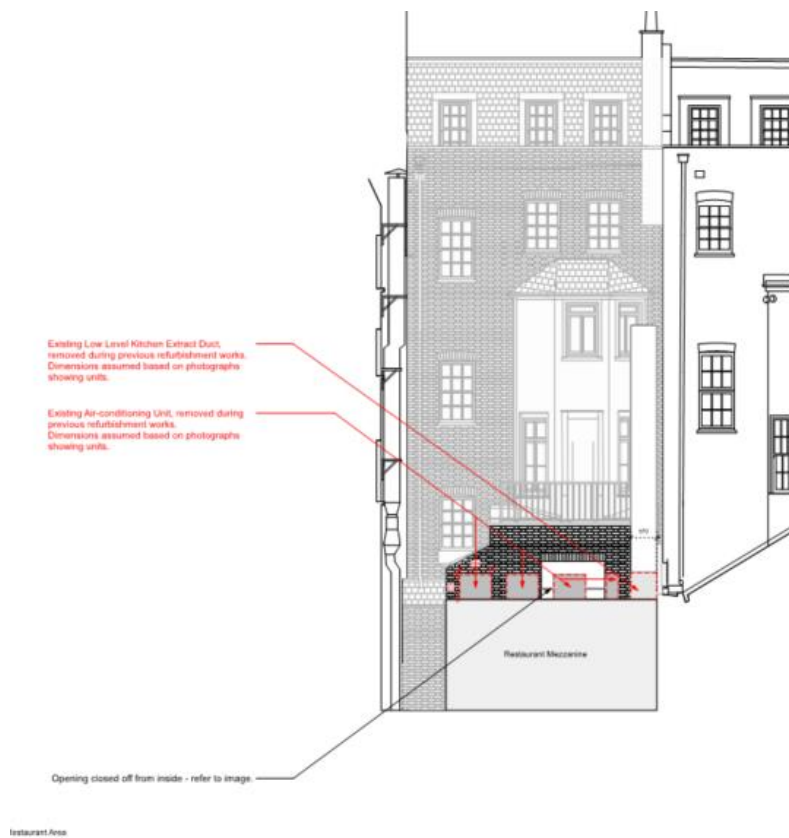


Figure 9 (above): Existing rear elevation

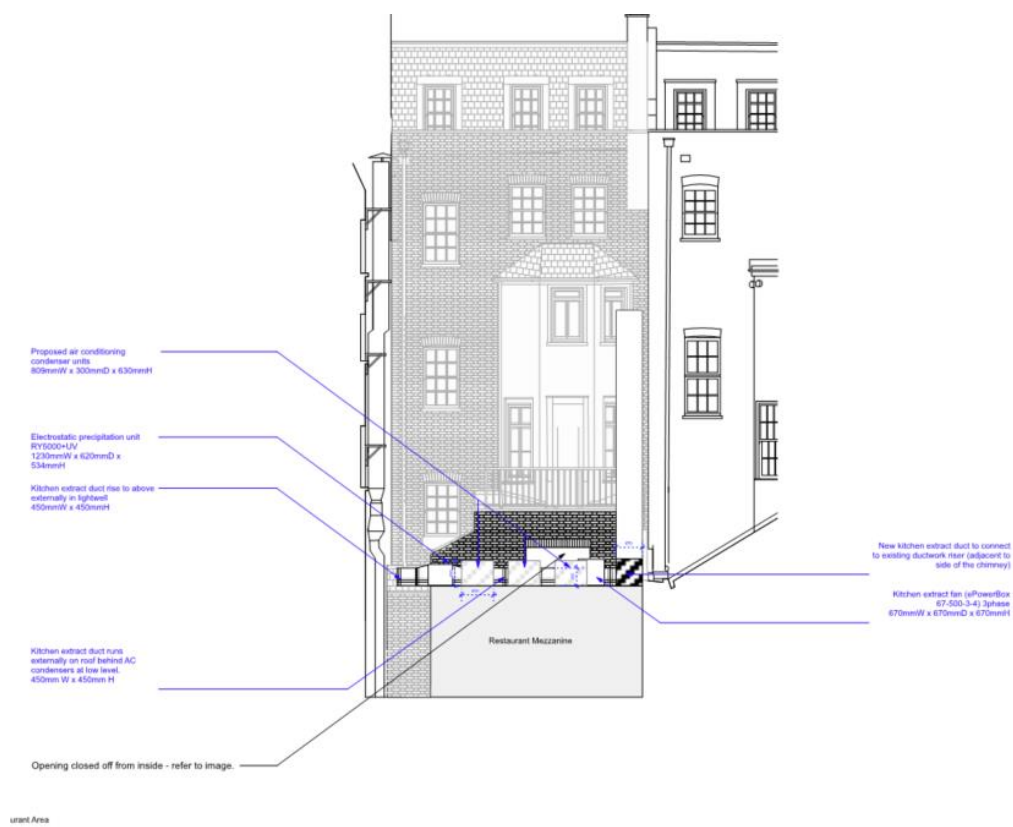


Figure 10 (above): Proposed rear elevation

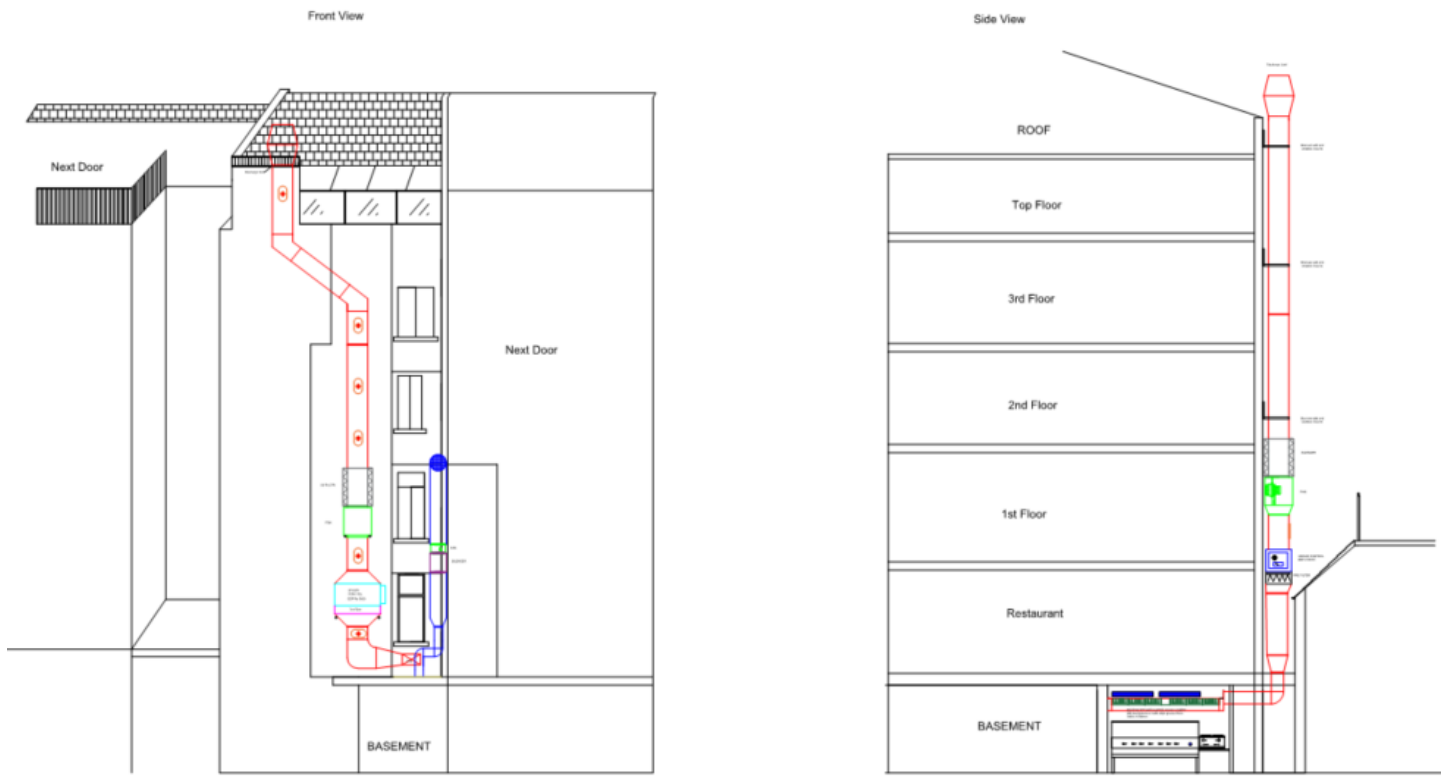


Figure 11 (above): 29 Tottenham Street (ref 2020/3277/P approved elevations showing location of extract duct

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/09/2023
		N/A / attached		Consultation Expiry Date:	ORIGINAL SCHEME 15/01/2023 REVISED SCHEME 09/09/2023
Officer			Application Number(s)		
Elaine Quigley			2022/3904/P		
Application Address			Drawing Numbers		
67 Charlotte Street London W1T 4PH			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of 3 air conditioning units on the roof of the rear extension and installation of new kitchen extract duct at low level to be connected to existing riser duct in association with commercial unit on the basement and ground floor (part retrospective)					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	ORIGINAL PROPOSAL: 2 letters of objection were received from local residents at 31a Tottenham Street raising concerns which are summarised below: <ul style="list-style-type: none">Extract venting low and should not be less than 1m above the roof ridge of the building within 20m of the building housing the commercial kitchen. <i>Officer comments: Please refer to paragraphs 5.6 to 5.7.</i>Lack of odour and noise mitigation (as required in DEFRA guidance) <i>Officer comments: Please refer to paragraphs 5.6 to 5.7 to address noise concerns. The applicant has agreed to a condition to control the hours of use of the air con units. Please refer to paragraph 5.4 to address odour concerns.</i>Methodology for noise levels not consistent with potential hours of use <i>Officer comments: The applicant has agreed to a condition to control the hours of use of the air con units. Please refer to paragraph 5.4.</i>					
	AMENDED PROPOSAL: 1 letter of objection was received from the local resident at 31a Tottenham Street raising the same concerns / comments to the proposal. These include:					
	Installation of the extract system <ul style="list-style-type: none">Surprised that the extract system was installed in June 2023. <i>Officer comments: The applicant has been advised that carrying out works that require planning permission prior to the granting of planning permission would be undertaken at their own risk.</i>					
	Noise <ul style="list-style-type: none">Noise report states that units would not meet noise standards if run at night. Would accept a condition to restrict hours that they operate (not outside of 23:00 to 07:00 hours) <i>Officer comments: The applicant has agreed to a condition to control the hours of use of the air con units. Please refer to paragraph 5.4.</i>					
	Odour <ul style="list-style-type: none">Anticipated problems from the outlet of the flue - The existing flue is not compliant with any recent guidelines. There was a problem in 2019 with the neighbouring property (29 Tottenham Street) who did something similar where they connected a new kitchen plant and ducting to an equally antiquated decades old riser duct. This resulted in both noise and odour issues. Enforcement Team investigated and a completely new and compliant riser duct was required. A new rising duct should be replaced as the existing is not fit for purpose at present.					

	<i>Officer comments: Please refer to paragraphs 5.6 to 5.7.</i>
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**Charlotte Street
CAAC**

ORIGINAL PROPOSAL:

Charlotte Street Association (CSA) - object

The CSA has raised objections to the proposal raising the following concerns:

Noise

- Increase in number of units due to noise from new a/c units especially during the evenings and weekends and on public bank holidays when residents expect it to be quieter.
Officer comments: Number of units has been reduced from 4 to 3. Please refer to paragraphs 2.3 and 2.4.
- Due to location of new units at low level on a low roof the noise will rise to the flats, despite any mitigation as sound proofing enclosure of such units is usually to the sides only.
Officer comment: The noise report demonstrates that the plant would operate within the Councils minimum standards. Please refer to paragraphs 5.4 to 5.5.
- Doubt background noise levels are accurate (50 dB) as Charlotte Street and Tottenham Street are relatively quiet.
Officer comment: The Council's Environmental Health officer has reviewed the information and is satisfied with these findings. Please refer to paragraphs 5.4 to 5.5.
- Hours of use – 7am is too early in terms of residential amenity for a/c units to be switched on. Opening hours of restaurant is later than 11pm (suggested time for a/c units to operate) which is 12am on Monday to Saturday and 12:30am on Sunday and Bank Holidays
Officer comment: Hours of operation of the equipment would be controlled by condition and is considered reasonable in this location. Please refer to paragraph 5.5.

Odour

- Extract ducts are expected to be taken up to roof level above the highest window. The proposal would use the existing vertical duct which is inappropriate and could result in noise and odours that were experienced by local residents from the previous restaurant at 76 Charlotte Street. Duct should run up the rear elevation of the main building at 67.
Officer comment: Please refer to paragraph 5.7.
- No mitigation of odours / cooking smells proposed which is a serious concern with regards to residential amenity.
Officer comment: Please refer to paragraph 5.7.
- New metal extract duct is proposed to run up the side of the existing old free-standing brick chimney stack. There are concerns about the structural stability of the free-standing chimney stack due to its age.
Officer comment: The structural stability of the chimney stack and its ability to remain in-situ would fall under Building Control regulations.
- DEFRA guidelines state that the top of an extract duct should be 1m above the ridge height of any building within 15m of the duct. The flats along Tottenham Street and Charlotte Street and in Goodge Place are within a 15m radius.
Officer comment: The proposal does not include the replacement of

the existing extract duct. Please refer to paragraph 7.1.

REVISED PROPOSAL

Charlotte Street Association were sent a copy of the revised plans. No further consultation response was received in relation to the revised proposal.

Site Description

The site is located on the south western side of Charlotte Street and consists of a mid-terrace 4 storey Georgian building with basement. The basement and ground floor comprise a restaurant use (Class E) which occupies the entire plot. The upper floors have an authorised use of residential and recently received planning permission for conversion of the upper floors into 3 flats (see planning history section for details).

Directly to the rear of the site lies a commercial building at no. 33 Tottenham Street with the rear of residential properties fronting Goodge Place beyond to the southwest. To the northwest of the site lies properties fronting Tottenham Street. In terms of uses, the surrounding buildings mainly comprise commercial uses on the ground floor with residential flats above.

The site is located within the Charlotte Street Conservation Area and the building is identified as a positive contributor within the conservation area. There are listed buildings to the west of the application site fronting Goodge Street at nos. 8 to 14 (consecutive) and no. 39 Tottenham Street. The site is within the secondary frontage of the Central London Area special retail area of Fitzrovia and south-west Bloomsbury. It is also located within the Central London Clear Zone Region and is covered by the Fitzrovia Area Action Plan and falls within the Charlotte Street Character Area (4).

The site has a Public Transport Accessibility Level (PTAL) rating of 6b (Excellent). The site is located close to Goodge Street, Warren Street and Tottenham Court Road tube stations, as well as numerous bus services running along Tottenham Court Road.

Relevant History

The site

Planning permission was **refused** on 28/08/2012 (ref 2012/3455/P) for change of use of part of ground floor from retail (Class A1) to restaurant (Class A3) as additional floorspace to the existing restaurant at basement and ground floor level. The applicant appealed the decision (ref APP/X5210/A/12/2185792) and this was **dismissed** on 15/03/2013. Two issues were raised (i) loss of retail unit and increase in restaurant activity would detract from the mixed use character of the area and (ii) harm to the living conditions of the occupiers of nearby residential properties.

The ground floor of the building was previously occupied by Navarro's Spanish tapas restaurant since the appeal decision in 2013 until its closure in November 2020. Retail use and restaurant use now fall within the same Class E use class and planning permission is not required to move between these uses. The new restaurant owners are the applicants for this application.

Planning permission was **granted** on 01/12/2024 (ref 2020/4427/P) for raising of rear parapet at third floor level to create additional habitable accommodation, erection of mansard roof extension and associated external works including replacement windows in connection with use of first to fourth floor as 3 flats and other minor works.

61-65 Charlotte Street

Certificate of lawfulness (existing) was **granted** on 06/02/2006 (ref 2005/4772/P) for certificate of lawfulness of existing development for 24no air conditioning units.

Planning permission was **granted** on (ref 2015/1746/P) for erection of mansard roof extension at 4th floor level, rear extension at lower ground and ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio. 2 x two bedroom, 2 x 3 bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.

Neighbouring properties that include air conditioning units

16A Charlotte Street

Planning permission was **granted** on 30/09/2014 (ref 2014/4974/P) for erection of rear extension at first and second floor levels and installation of air conditioning units on the roof of the proposed 2nd floor extension. A condition (Condition 5) was attaching to this permission restricting the operation of

the air conditioning units to 12:00 hours to 23:00 hours.

29 Tottenham Street

Planning permission was **granted** on 12/01/2021 (ref 2020/3277/P) for alterations to and enlargement of rear ventilation extract duct.

Relevant policies

National and regional policy

National Planning Policy Framework 2023 (NPPF)

London Plan 2021

Camden Local Plan (2017)

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Fitzrovia Area Action Plan (2014) (FAAP)

Principle 1

Supplementary Planning Documents and Guidance

CPG Design

CPG Amenity

CPG Transport

Charlotte Street Conservation Area and Management Strategy 2008

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1.0 BACKGROUND

1.1 The basement and ground floor of 67 Charlotte Street has been operating as a restaurant since 2013 until 2020 and was previously operating as a retail use pre-2013. Retail use and restaurant use now fall within the same Class E use class and planning permission is not required to move between these uses. Historically plant equipment had been installed on the southeast part of the roof of the single storey rear extension next to the boundary with no. 65 to serve the restaurant. The plant included a low level kitchen extract duct measuring approximately 4.2m (length) by 0.5m (width) by 0.67m (height), 4 air conditioning units measuring 0.9m (length) by 0.37m (width) by 0.8m (height) and an extract fan. This plant was removed prior to the commencement of the refurbishment works that have been undertaken by the new operator of the basement and ground floor restaurant. Part of the kitchen extract duct appears to have been installed in June 2023 so permission is being sought part retrospectively.

1.2 There is an existing extract duct adjacent to the chimney that extends from the roof of the ground floor rear extension. It is approximately 6.9m from the rear elevation of the main building and measures 5.3m in height. It sits below the ridge of the existing roof by 5.7m.

2.0 PROPOSAL

Original:

2.1 Permission was originally sought for the installation of 4 replacement air conditioning units on the roof of the rear extension and installation of new kitchen extract duct at low level to be connected to existing riser duct in association with commercial unit on the ground floor. The kitchen would operate

between the hours of 10:00 hours to 22:00 hours so the equipment and condenser units are not proposed to operate outside of these hours.

2.2 Following the statutory consultation period a number of objections were received from local residents raising concerns about the location of the extract venting equipment, the use of an existing kitchen extract and lack of odour and noise mitigation.

Amendments:

2.3 Following the local consultation the applicant has revised the proposal by reducing the number of condensers from 4 to 3. Due to the change to the description of development, the submission of new proposed floor plans and updated supporting documents the application was re-registered in July 2023 and a new round of consultation was undertaken in the form of site notices in August 2023. The revised description of development now reads as follows:

“Installation of 3 air conditioning units on the roof of the rear extension and installation of new kitchen extract duct at low level to be connected to existing riser duct (part retrospective).

2.4 The proposal would include the following:

- Installation of 3 new air conditioning units measuring 0.8m (length) by 0.3m (width) by 0.6m (height)
- Installation of new L-shaped kitchen extract duct behind the proposed air conditioning units measuring approximately 6m (length) 0.45m (width) and 1.95m (width) by 0.45m (height) which includes a kitchen extract fan and electrostatic precipitation unit.

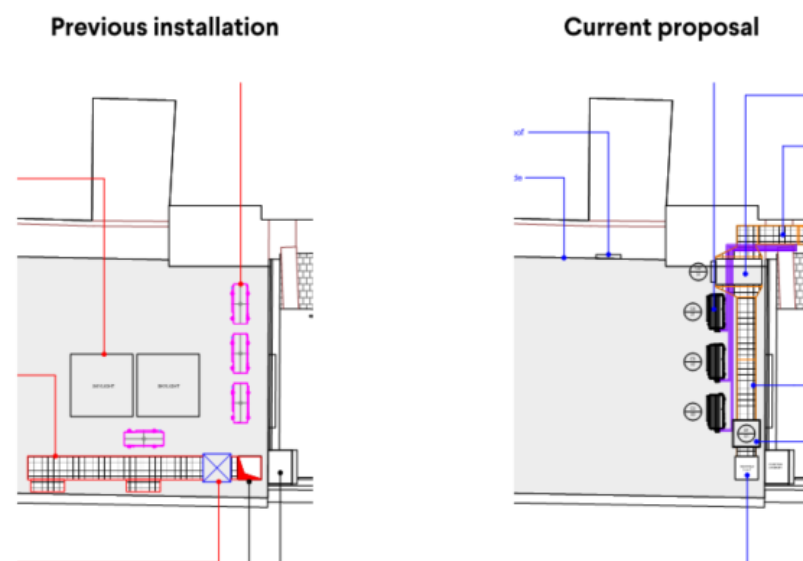


Figure 1 (above): Roof plan of the existing (now removed) plant (left) and proposed replacement plant (right)

2.5 Revised design and access statement and additional information associated with the extract system has been submitted during the course of the application.

3.0 ASSESSMENT

3.1 The main issues associated with the proposal includes the following:

- Design and heritage
- Amenity
- Sustainability

4.0 DESIGN AND HERITAGE

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2 The new plant and condenser units would replace existing similar equipment and would be of a similar height and appearance. The replacement equipment would be sited to the eastern side of the roof and would not obstruct any residential windows. It would not be considered to have an adverse impact on the host building when compared to the previous situation.

4.3 There are no clear views of the rear of the subject property from the public realm and as such it is not considered that the proposed extract duct and condensers would form a visually obtrusive feature. The design, scale, siting and materials would be in keeping with what has been established on the host property, terrace grouping and wider conservation area, and as such the character and appearance of the building and conservation area would remain preserved.

4.4 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 Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

5.0 AMENITY

5.1 Camden Local Plan policy A1 and the Amenity CPG are relevant with regards to the impact on the amenity of residential properties in the area.

Daylight and sunlight

5.2 Due to the location of the equipment on the roof of the existing single storey rear extension and its height at less than 1m in height, the proposal would not be considered to have an adverse impact on the daylight or sunlight to neighbouring occupiers.

Outlook

5.3 The AC units would be overlooked by a number of residents at higher level along Charlotte Street, Tottenham Street and Goodge Place. Although visible from the upper floor rear windows of these properties, the units and associated plant would be modest in size and would not be considered to cause additional harm to the amenity of occupiers in terms of outlook.

Noise

5.4 An acoustic assessment has been submitted in support of the proposal. It suggests that the units would not meet the required standards if operated during night-time hours. The applicant has confirmed that the kitchen would operate between the hours of 10:00 hours to 22:00 hours so the equipment and condenser units would operate between the hours of 07:00 to 23:00 hours. To ensure that the units would not run 24 hours a day a condition requiring a time clock to control the hours of operation of the air conditioning units would be attached to any permission. This has been agreed by the applicant.

5.5 The assessment indicates that the proposed plant installation should be capable of achieving the proposed environmental noise criteria at the nearest and potentially most affected noise sensitive receptor. The information has been reviewed by the Council's Environmental Health officer and it is considered that the submitted acoustic submission meets the Council's local plan guidelines and therefore is acceptable in environmental health terms subject to standard noise conditions, anti-vibration measures and a condition to control the hours that the plant would be operate. As such it is considered that the new duct would not adversely affect the amenities of adjoining residents in terms of noise providing the required conditions are attached.

Operating hours of the air conditioning units

5.5 The CSA has advised that the start time of 07:00 would be too early particularly on Sundays and during Bank Holidays when residents are at home in the evenings and weekends when the environment is quieter. Due to the commercial nature of the existing restaurant use and the fact that the site lies within a parade of similar commercial uses, the hours of operation of the air conditioning units would be considered reasonable. It must be noted that the operation of the previous air conditioning units was not restricted in terms of their hours of use. A condition requiring a time clock to

control the hours of operation of the air conditioning units would be attached to any permission and has been agreed by the applicant.

Odours

5.6 It is proposed to use the existing extract duct at the back of the roof of the single storey extension where the new kitchen would be located for the restaurant. Concerns have been raised by residents and the CSA about the use of the duct and its height. Particular concern has been raised that the existing low level duct is not compliant with any recent guidelines and issues will arise when new equipment is attached to an older flue. In 2019 the neighbouring property (29 Tottenham Street) installed new kitchen plant and ducting to an older riser duct which resulted in both noise and odour issues. The Council's Enforcement Team investigated, and a new and compliant riser duct was required. The CSA and local residents believe a new duct that expels smells above the roof of the main host building should be installed as part of this proposal.

5.7 The applicant has confirmed that the kitchen extract system has been installed with washable baffle filters to remove any grease particles before they exit the kitchen which is typical for a normal restaurant extract system. In addition, a further ESP system has been installed that uses an electrostatic process and ionizing cells to remove cooking smells filtering out 95% of all odour particles. The cleaner air is then propelled via a fan underneath the existing riser and would be released into the atmosphere at higher level through the existing duct. The Council's Environmental Health officer has reviewed the information and has advised that details of the installation, operation and maintenance of the odour abatement equipment and extract system would be required to be submitted prior to the commencement of the use of the equipment to ensure the installed equipment is operating correctly and that surrounding properties would not be adversely affected by cooking odours.

5.8 Based on the above, the proposal is considered to comply with Policy A1 of the Local Plan subject to standard noise conditions, restricting the hours of use of operation of the air conditioning units and submission of details of the odour abatement equipment and extract system that would be secured by conditions.

6.0 SUSTAINABILITY

6.1 Mechanical ventilation is normally required for commercial uses like restaurants who use commercial kitchens and need to keep their customers comfortable during their visit. The applicant has confirmed that electricity will be used rather than gas for cooking and heating. It has been advised that the number of seats in the restaurant has been reduced from 80 to 42 thereby decreasing the amount of food required to be prepared. This would help to reduce energy requirements. It has also been confirmed that the new air conditioning units would be more efficient than the existing units (now removed) with the average efficiency of the cooling units increasing from 3 seasonal energy efficiency ratio (SEER) to 6 SEER. The energy consumption would be reduced following the installation of the more energy efficient condensers and would be considered acceptable.

7.0 OTHER CONSIDERATIONS

7.1 The CSA has raised concerns about the use of the existing extract duct and its attachment to the existing free-standing chimney stack, particularly the structural stability of the free-standing chimney stack due to its age. Planning permission would be required for the replacement of the chimney should it be removed and replaced.

8.0 RECOMMENDATION

8.1 Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th February 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/3904/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 30 January 2024

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

ARD
Limewharf
Vyner Street
LONDON
E2 9DJ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**67 Charlotte Street
London
W1T 4PH**

Proposal: Installation of 3 air conditioning units on the roof of the rear extension and installation of new kitchen extract duct at low level to be connected to existing riser duct in association with commercial unit on the ground floor.

Drawing Nos: 379-ARD-1110-SLP; 379-ARD-0012-EX-01; 375-ARD-1160-S_A-EX rev A; 375-ARD-1165-E_A-EX; 375-ARD-1012-P-01; 375-ARD-1161-S_A-PROP rev A; 375-ARD-1165-E_A-PROP; Noise Impact Assessment prepared by Max Fordham dated 26/07/2023; Letter from Delta House Maintenance Ltd dated 27/10/2023; Design and Access Statement Revision A prepared by AB Rogers Design dated 20/06/2023.

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

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
379-ARD-1110-SLP; 379-ARD-0012-EX-01; 375-ARD-1160-S_A-EX rev A; 375-ARD-1165-E_A-EX; 375-ARD-1012-P-01; 375-ARD-1161-S_A-PROP rev A; 375-ARD-1165-E_A-PROP; Noise Impact Assessment prepared by Max Fordham dated 26/07/2023; Letter from Delta House Maintenance Ltd dated 27/10/2023; Design and Access Statement Revision A prepared by AB Rogers Design dated 20/06/2023.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 4 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to "Methods for rating and assessing industrial and commercial sound". at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The post installation noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development 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

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

- 5 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of the commercial use, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the 'EMAQ+Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

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

Informative(s):

- 1 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.
- 2 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).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer

DRAFT

DECISION