

Application ref: 2020/3043/P  
Contact: Daren Zuk  
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Date: 27 March 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**52 Tottenham Street  
London  
W1T 4RN**

Proposal:

Demolition of existing building and redevelopment to provide affordable workspace, and residential units. [For consultation purposes only: Proposed building is basement plus 11 storeys, containing 4 duplexes on the upper floors (3 x 1 bed, and 1 x 3 bed), with affordable workspace at ground floor, and ancillary cycle and refuse storage at basement].

Drawing Nos: Existing drawings: 297\_P10.000, 297\_P10.001, 297\_P10.100, 297\_P10.101, 297\_P10.102, 297\_P10.200, 297\_P10.300.

Proposed drawings: 297\_P20.000 A, 297\_P20.100 B, 297\_P20.101 A, 297\_P20.102 A, 297\_P20.103 A, 297\_P20.104 A, 297\_P20.105 A, 297\_P30.100 A, 297\_P30.101, 297\_P30.102 A, 297\_P30.103 A, 297\_P30.200 A, 297\_P30.201 A, 297\_P30.202 A, 297\_P30.203 A, 297\_P40.100 A.

Demolition drawings: 297\_P10.400, 297\_P10.401, 297\_P10.402, 297\_P10.500, 297\_P10.600.

Documents: Cover letter by SM Planning dated 07/07/2020, Design & Access Statement by DSDHA dated June 2020, Planning Statement by SM Planning dated 29/06/2020, Transport Statement by Royal Haskoning DHV dated 25/06/2020, Draft Construction Management Plan dated 25/06/2020, Waste storage and collection strategy by Royal Haskoning DHV dated 04/05/2020, Statement of Community

Involvement dated 01/05/2020, Sustainability Statement V6 by Ensphere dated June 2020, Energy Statement V3 by Ensphere dated June 2022, Whole lifecycle carbon assessment V5 by Ensphere dated June 2022, Fire engineering RIBA stage 3 fire strategy report by Clarke Banks dated 19.03.2020, Structural inspection report by TZG Partnership dated April 2020, Basement Impact Assessment rev 3 by CGL dated June 2020, Contamination Investigation by Risk Management dated February 2020, Phase I non-intrusive desk study by Risk Management dated February 2021, Unexploded ordnance threat assessment by Risk Management dated 15/02/2021, Noise and vibration impact assessment by Sandy Brown dated 22/06/2020 and addendum dated 22/07/2022, Air quality assessment by Wyg dated April 2020, Daylight and sunlight report V1 by Point 2 Surveyors dated June 2020 and addendums dated 21/07/2022 and 04/08/2022, Affordable Housing Statement by DS2 LLP dated 15/06/2020.

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: 297\_P10.000, 297\_P10.001, 297\_P10.100, 297\_P10.101, 297\_P10.102, 297\_P10.200, 297\_P10.300.

Proposed drawings: 297\_P20.000 A, 297\_P20.100 B, 297\_P20.101 A, 297\_P20.102 A, 297\_P20.103 A, 297\_P20.104 A, 297\_P20.105 A, 297\_P30.100 A, 297\_P30.101, 297\_P30.102 A, 297\_P30.103 A, 297\_P30.200 A, 297\_P30.201 A, 297\_P30.202 A, 297\_P30.203 A, 297\_P40.100 A.

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

### 3 Detailed drawings / samples

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) Details including plans, coloured elevations and sections at 1:20 of all new windows (including jambs, head and cill), brise soleil, ventilation grills, external doors, screening, balustrades, parapets, planters and lighting fixtures;

b) Plan, coloured elevation and section drawings, including fascia, pilasters, transom and glazing panels of the new shopfronts at a scale of 1:20;

c) 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;

d) Detailed section drawings at 1:20 of typical external façade and mouldings.

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 in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

### 4 External fixtures

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 buildings, 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 Camden Local Plan 2017.

### 5 Building contract

No demolition works shall commence until a solicitors certificate (from a

solicitor holding a practising certificate issued by the Solicitors Regulation Authority) confirming that a contract (or contracts) has/have been let for the construction of the approved development has been submitted to and approved in writing by the local planning authority. The solicitors certificate shall include a summary of the scope of works covered by the contract(s) and identify the key milestones and dates.

Reason: In order to safeguard the character and appearance of the streetscene and the special historic interest of the area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

## 6 Details of basement engineer

The development hereby approved shall not commence (excluding demolition to existing slab level) until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

## 7 Basement construction

The basement development shall be constructed in accordance with the method and recommendations set out in the following documents: Basement Impact Assessment Report (BIA) by Card Geotechnics Ltd Rev 3 dated June 2020; Structural Stage 3 Report by TZG Partnership Rev P1 dated April 2020 (Appendix D of BIA) (SSR); and Basement Impact Assessment Audit by Campbell Reith dated 13/07/2021.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

## 8 Residential internal noise standards

The internal noise levels in the dwellings hereby approved shall not exceed an indoor ambient noise levels in unoccupied rooms of 35dB(A) LAeq,16hour (07:00-23:00 hours) and 30dB(A) LAeq, 8hour (23:00-07:00 hours) and individual noise events shall not normally exceed 45dB LAm<sub>ax</sub> during the night (23:00-07:00 hours).

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.

9 Plant noise standards

Prior to use, 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 lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

10 Anti-vibration measures

Prior to use, machinery, plant or equipment and ducting 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.

11 Asbestos survey

Pre-commencement the developer must either submit evidence that site buildings were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by and appropriate mitigation scheme to control risks to occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason: To protect occupiers of the development from the possible contamination arising in connection with the buildings on the site in accordance with policies A1 (Managing impact of development), C1 (Health) and CC5 (Waste) of the London Borough of Camden Local Plan 2017.

12 Small scale ground gas and vapour condition:

Within 6 months of first occupation a post construction radon gas and vapour investigation assessment report [where necessary incorporating a Remediation Strategy (RS)] and Verification Statement (VS) shall be submitted to, and approved in writing by, the local planning authority.

Where remedial measures are implemented to protect end-users of the development they shall be maintained.

Reason: To ensure the risks to the health of future occupants are minimised in accordance with policies A5 (Basements) and C1 (Health and wellbeing) of the London Borough of Camden Local Plan 2017.

### 13 Unexploded ordnance threat

The development shall be carried out in compliance with the risk mitigation measures and recommendations set out in the Unexploded Ordnance Threat Assessment by Risk Management Ltd dated 15 February 2021 ref: MSP/RML 6930.

Reason: To ensure the risks to construction workers and future occupiers are minimised in accordance with policy A1 (Managing impact of development) of the London Borough of Camden Local Plan 2017.

### 14 Accessible and adaptable dwellings

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

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

### 15 Waste storage / removal

The basement refuse and recycling store 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 policies A1 and CC5 of the Camden Local Plan 2017.

### 16 Delivery and refuse items

All refuse and recycling bins, delivery cages, trolleys and any other items linked to deliveries and collection in association with the development hereby permitted are to be stored within the buildings and only brought out onto the public highway when deliveries are being made or refuse collected and returned to within the building immediately thereafter.

Reason: In the interests of visual amenity and to prevent obstruction and inconvenience to users of the public highways, in accordance with policies A1, CC5 and T1 of the Camden Local Plan 2017.

17 Installation of cycle parking

The cycle storage area with space for 7 spaces as shown on drawing ref: 297\_P20.100 rev B shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

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

18 Construction related impacts - Monitoring

Air quality monitoring shall be implemented on site. No development shall take place until

a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

19 Non-road mobile machinery

All non-road mobile machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and phases of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phases of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CC1, CC2 and CC4 of the Camden Local Plan 2017.

20 Details of mechanical ventilation

Prior to commencement of development (excluding demolition to the existing

slab level and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and other relevant sources of emissions and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.

#### 21 NO2 filtration details

Prior to occupation, evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.

Reason: To safeguard the amenities of the prospective occupiers, adjoining premises and the area generally in accordance with the requirements of policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

#### 22 Bird and bat boxes

Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

#### 23 Breeding bird protection

The proposed demolition or any site clearance should be undertaken outside the breeding bird season (i.e. it should be undertaken in the period September to January inclusive). Should it prove necessary to undertake demolition or clearance works during the bird nesting season, then a pre-works check for nesting birds should be undertaken by a qualified ecologist. If any active nests are found, works should cease and an appropriate buffer zone should be established (the qualified ecologist would advise). This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: In order to ensure the development safeguards protected and priority species in accordance with policy A3 of the Camden Local Plan 2017.

#### 24 Bat protection



During any internal or external demolition of buildings or any site clearance, a precautionary measure is required that all contractors are aware of potential roosting bats and that external features such as roof tiles and other features which may support bats (i.e. areas with cracks or holes providing access routes for bats) should be removed by hand. There is a required formalisation of a protocol as to the steps to be taken in the event that a bat or bats is/are found during the demolition works. Should bats or their roosts be identified then works must cease and the applicant will be required to apply for, and obtain, a European Protected Species Licence and submit proof of this to the authority before work recommences. Additionally they will be required to submit a method statement detailing features to be retained and added to site to maintain and replace roost and foraging features on the site.

Reason: In order to ensure the development safeguards protected and priority species in accordance with policy A3 of the Camden Local Plan 2017.

## 25 Air source heat pump details

Prior to commencement of above ground works (excluding demolition and any site preparation works), details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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

## 26 Water use

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day. The dwellings 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 Camden Local Plan 2017.

## 27 Diversion of waste from landfill

The demolition hereby approved shall divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been

achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

## 28 Overheating assessment

Prior to works commencing on the superstructure, a Dynamic Overheating Analysis shall be provided to demonstrate that the residential units do not overheat without being reliant on mechanical cooling. This should follow the CIBSE TM59 methodology for the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should demonstrate that the Mayor's cooling hierarchy has been followed and that overheating risk has been reduced as far as possible, and that active cooling is not proposed unless it can be demonstrated it is required and that all other measures have been considered first. Where active cooling is required, details demonstrating the efficiency of the system shall be submitted to and approved by the Council prior to the equipment being installed.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policy CC2 of the Camden Local Plan 2017.

## 29 Fire statement

No above ground new development shall commence (excluding demolition and any site preparation works) until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy D12 of the London Plan 2021.

## 30 Office unit

Notwithstanding the provisions of Class B of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the ground floor commercial premises shall only be used as offices (Class B1a).

Reason: To ensure the development contributes towards a successful and inclusive economy in accordance with Policy E1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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](http://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.

- 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 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).
- 7 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.
- 8 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.
- 9 All references to use classes within this permission are to the use classes as stated in the Town and Country Planning (Use Classes) Order 1987 as at 31 August 2020.
- 10 It is recommended that the residential units achieve 'Secured by Design - Silver' accreditation. You can find further information about 'Secured by Design' by reading the following guide:  
[https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf)

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