

Application ref: 2020/1481/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Rolfe Judd Planning Limited
Old Church Court
Claylands Road
London
SW8 1NZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**London Irish Centre
50-52 Camden Square
London
NW1 9XB**

Proposal:

Redevelopment of site to provide new and reconfigured community centre and ancillary residential accommodation (Class D1/ D2) involving alterations to retained buildings at No's. 50, 51 and 52 Camden Square including replacement of two storey 'link' building; demolition of Murray Street and Murray Mews buildings and replacement with part-three / part-four storey building (plus basement level) with second and third floor terraces and new entrance; associated landscaping and cycle parking.

Drawing Nos: A001 (Rev P1); A002 (Rev P1); X101 (Rev P1); X102 (Rev P1); X103 (Rev P1); X104 (Rev P1); X105 (Rev P1); X200 (Rev P1); X201 (Rev P1); X202 (Rev P1); X250 (Rev P1); X251 (Rev P1); A100 (Rev P2); A101 (Rev P2); A102 (Rev P2); A103 (Rev P2); A104 (Rev P2); A105 (Rev P2); A200 (Rev P2); A201 (Rev P2); A202 (Rev P2); A250 (Rev P2); A251 (Rev P2); D101 (Rev P1); D102 (Rev P1); D103 (Rev P1); D104 (Rev P1); D105 (Rev P1); D200 (Rev P1); D201 (Rev P1); D202 (Rev P1); Planning Statement- prepared by Rolfe Judd Planning; Design and Access Statement- prepared by Coffey Architects; Arboricultural Impact Assessment and Method Statement- prepared by ACD Environmental (Revision A); Air Quality Assessment- prepared by Hoare Lea;

Basement Impact Assessment Report- prepared by Soil Technics (Rev 02); BREEAM Accredited Professional Stage 2 Report- Concept Design- prepared by EB7; Community Use Plan- prepared by London Irish Centre; Construction Management

Plan- prepared by Caneparo Associates; Daylight and Sunlight Report- prepared by EB7; Drainage Strategy and SuDS Statement- prepared by Elliott Wood; Energy Statement- prepared by OCSC (September 2020); Revised Events Management Plan – prepared by London Irish Centre; Built Heritage Statement- prepared by RPS Group; Noise Impact Assessment- prepared by Max Fordham; Statement of Community Involvement- prepared by London Irish Centre; Structural Report and Subterranean Construction Method Statement- prepared by Elliott Wood; Transport Assessment and Travel Plan- prepared by Caneparo Associates; Tree Survey- prepared by ACD Environmental; Tree Reference Plan- prepared by ACD Environmental Tree Protection Plan- prepared by ACD Environmental; Air quality technical note (prepared by Hoare Lee, dated 20 July 2020)

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

Condition(s) and Reason(s):

- 1 This development must be begun not later than five years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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- A001 (Rev P1); A002 (Rev P1); X101 (Rev P1); X102 (Rev P1); X103 (Rev P1); X104 (Rev P1); X105 (Rev P1); X200 (Rev P1); X201 (Rev P1); X202 (Rev P1); X250 (Rev P1); X251 (Rev P1); A100 (Rev P2); A101 (Rev P2); A102 (Rev P2); A103 (Rev P2); A104 (Rev P2); A105 (Rev P2); A200 (Rev P2); A201 (Rev P2); A202 (Rev P2); A250 (Rev P2); A251 (Rev P2); D101 (Rev P1); D102 (Rev P1); D103 (Rev P1); D104 (Rev P1); D105 (Rev P1); D200 (Rev P1); D201 (Rev P1); D202 (Rev P1) Planning Statement- prepared by Rolfe Judd Planning; Design and Access Statement- prepared by Coffey Architects; Arboricultural Impact Assessment and Method Statement- prepared by ACD Environmental (Revision A); Air Quality Assessment- prepared by Hoare Lea; Basement Impact Assessment Report- prepared by Soil Technics (Rev 02); BREEAM Accredited Professional Stage 2 Report- Concept Design- prepared by EB7; Community Use Plan- prepared by London Irish Centre; Construction Management Plan- prepared by Caneparo Associates; Daylight and Sunlight Report- prepared by EB7; Drainage Strategy and SuDS Statement- prepared by Elliott Wood; Energy Statement- prepared by OCSC (September 2020); Revised Events Management Plan – prepared by London Irish Centre; Built Heritage Statement- prepared by RPS Group; Noise Impact Assessment- prepared by Max Fordham; Statement of Community Involvement- prepared by London Irish Centre; Structural Report and Subterranean Construction Method Statement- prepared by Elliott Wood; Transport Assessment and Travel Plan- prepared by Caneparo Associates; Tree Survey- prepared by ACD Environmental; Tree Reference Plan- prepared by ACD Environmental Tree Protection Plan- prepared by ACD Environmental; Air quality technical note (prepared by Hoare Lee, dated 20 July 2020)

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10;
 - b) Sample panel of all proposed brickwork (including secondary entrance structure between no's 50 and 51 Camden Square) to show type, colour, bond, mortar mix, joint and pointing to be provided on site;
 - c) Plan, elevation and section drawings at 1:20 of the Murray Street entrance and Murray Mews Stage Door area;
 - d) Details of the external lighting strategy, including detailed drawings of light fittings, location and luminance levels.
 - e) Elevation drawings at 1:20 of the front boundary treatment along Camden Square/ Murray Street.

The relevant part of the works shall then be carried in accordance with the approved details

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

- 4 No above grade works shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the Arboricultural Impact Assessment and Method Statement and Tree Protection Plan (prepared by ACD Environmental)

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the relevant part of the works, full details in respect of privacy measures to include planters shall be submitted to and approved in writing by the Local Planning Authority. The privacy measure shall be installed in accordance with the approved details and retained and maintained in perpetuity.

Reason: To safeguard the residential amenity of neighbouring properties with the requirements of policy A1 of the London Borough of Camden Local Plan.

- 7 No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 8 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the new building.

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

- 9 No above ground new development for each of the relevant uses shall commence until a Fire Statement for the relevant uses 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 uses 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.

- 10 Prior to commencement of any development other than works of demolition, site clearance & preparation, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority.

Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and

maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 11 The third floor external terrace shall not be used for eating, drinking or public / private entertainment of any kind after 21:00 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.

- 12 Prior to commencement of development other than site clearance and preparation and demolition, details of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 13 Prior to commencement of the relevant part of the 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.

- 14 Prior to commencement of the relevant part of the works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells 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 meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells 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 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 15 Prior to commencement of above ground works, full details in respect of the green roof shall be submitted to and approved by the local planning authority.

Such details to include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof and a scheme of maintenance.

The relevant buildings shall not be implemented other than in accordance with the details as approved and the green roofs shall be permanently retained and maintained thereafter in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

- 16 No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy 7.14 of the London Plan and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

- 17 Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority (LPA) a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.

A) A preliminary risk assessment which identifies all potential contaminants associated with the site including radon gas, and includes a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

B) A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

C) The results of the investigation and detailed risk assessment referred to in (b) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

D) A verification plan demonstrating the works set out in the remediation strategy have been undertaken.

Any investigation and risk assessment must be undertaken in accordance with

the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the LPA.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 18 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 an 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.

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

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.

- 20 The design and structure of the development shall be carried out in accordance with the submitted acoustic assessment carried out by 'Max Fordham' March 2020.

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.

- 21 An appropriate automatic noise control device must be fitted to all amplified sound equipment. The device must be:

a) Set so that the volume of any amplified sound emanating from the premises does not cause a public nuisance. A Compliance Certificate must be supplied to the licensing authority for the installation of the unit before any regulated entertainment is carried out.

For information: The installation must be carried out by a competent/qualified person and submitted to licensing authority for approval. The compliance certificate must contain the following.

- o 5 minute LAEQ
- o Frequency analysis between 125Hz - 40Hz

b) The devices must be fitted to all power outlets to the premises (i.e. to the main distribution unit).

The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall 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 all machinery operating together at maximum capacity

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.

- 22 Prior to installation of machinery, plant or equipment and ducting at the development each item 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.

- 23 Prior to occupation of any use, the following cycle parking shall be provided in its entirety:

- a) 8 long stay cycle spaces for staff
- b) 44 short stay cycle spaces for visitors

All such facilities shall thereafter be permanently maintained and retained solely for its designated use.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017.

- 24 Prior to commencement, a revised air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority.

The development shall be at least "Air Quality Neutral" and an air quality neutral assessment for both buildings and transport shall be included in the report.

The assessment shall assess the current baseline situation in the vicinity of the proposed development. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

If required a scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development. This shall include mitigation for when air quality neutral transport and building assessments do not meet the benchmarks.

The approved mitigation scheme shall be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and policy SI 2 of the London Plan 2021.

- 25 Air quality monitoring should 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 and CC4 of the London Borough of Camden Local Plan 2017.

- 26 Prior to occupation, details of entertainment noise levels that demonstrate the following levels would be met shall be submitted to and approved in writing by the local planning authority:
- Noise at 1 metre external to a sensitive façade, Day and evening 0700-2300, LAeq' 5min shall not increase by more than 5dB*
 - Noise at 1 metre external to a sensitive façade Night 2300-0700, LAeq' 5min shall not increase by more than 3dB*
 - Noise inside any habitable room of any noise sensitive premises, with the windows open or close Night 2300-0700, LAeq' 5min (in the 63Hz Octave band measured using the 'fast' time constant) should show no increase in dB*

* As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place.

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

- 27 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007 (or any regulations revoking and re-enacting those regulations with or without modification) no advertisements shall be erected on the premises other than those expressly approved in this application. They shall be displayed in full accordance with the approval and details approved, and there shall be no addition of illumination or any other material alteration in the manner or extent of the advertisement without the prior written permission of the local planning authority.

Reason: To safeguard the visual amenity of the area, preserve the character and appearance of the conservation area, and ensure that the external appearance of the building is satisfactory in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 28 Prior to commencement of development other than site clearance, preparation and demolition, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

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

- 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 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 or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 5 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.
- 6 In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
- 7 In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. The applicant is advised to visit thameswater.co.uk/buildover
- 8 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens).

Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Businesscustomers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

- 9 Following initial investigations, Thames Water has raised concerns over the ability of the existing combined water infrastructure to accommodate the needs of this development proposal. You are advised to discuss issues of water infrastructure with Thames Water Development Planning Department (telephone 0203 577 9998).
- 10 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.
- 11 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.

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