

DATED 10 JULY 2024

(1) THE WELLCOME TRUST LIMITED

and

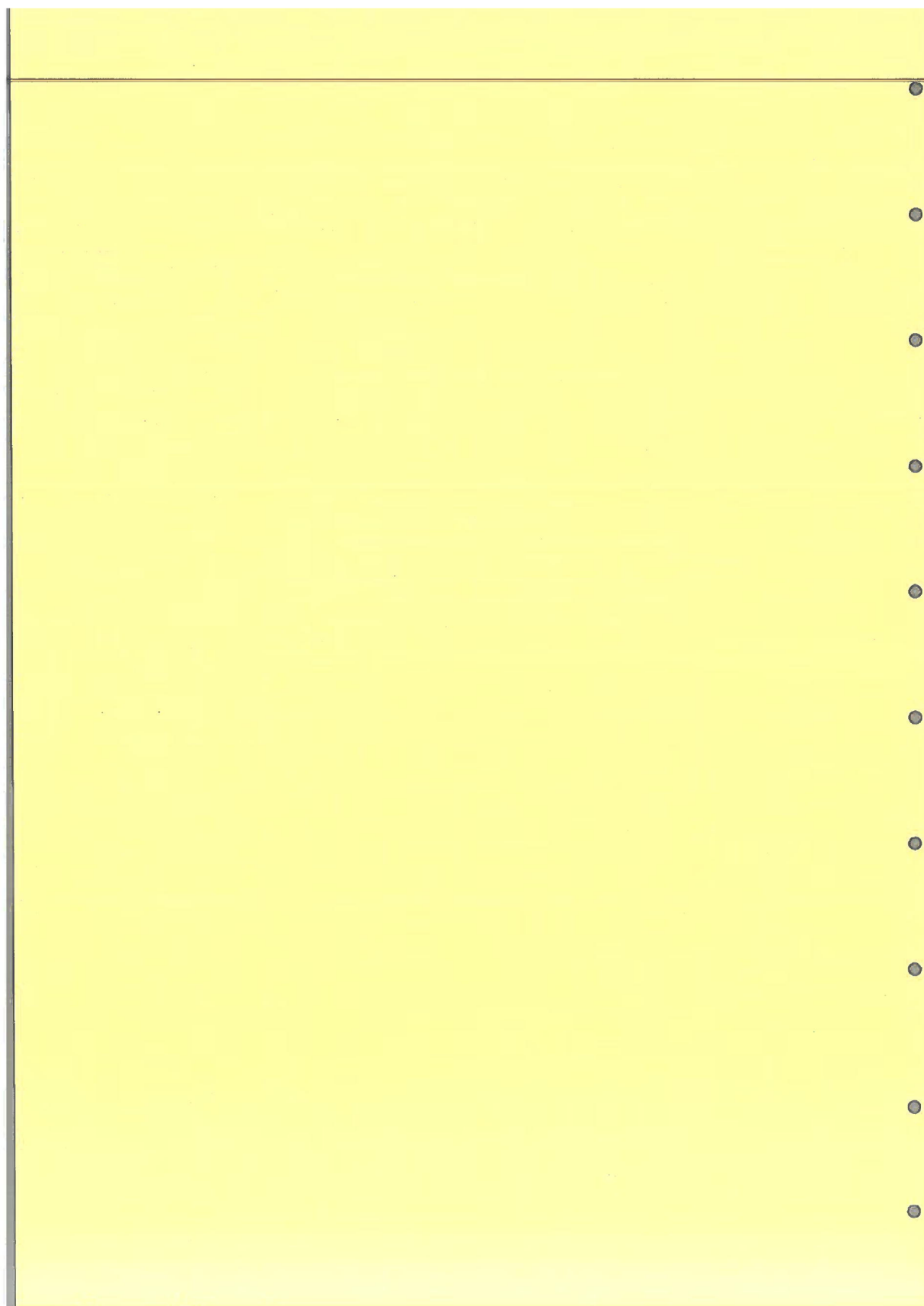
(2) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN

**A G R E E M E N T**

relating to land known as  
**THE WELLCOME RESEARCH INSTITUTION, 183-  
193 EUSTON ROAD, LONDON NW1 2BE pursuant to  
Section 106 of the Town and Country Planning Act 1990 (as amended);  
Section 16 of the Greater London Council (General Powers) Act 1974;  
Section 111 of the Local Government Act 1972; and  
Section 1(1) of the Localism Act 2011**

Andrew Maughan  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 5680  
CLS/COM/HM/1800.1822 (HC)  
FINAL s106



THIS AGREEMENT is made the 10<sup>th</sup> day of JULY 2024

**BETWEEN:**

- A. **THE WELLCOME TRUST LIMITED** (Co. Regn. No. 02711000) whose registered office is at Gibbs Building, 215 Euston Road, London NW1 2BE (hereinafter called "the Owner") of the first part
- B. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the fourth part

1. **WHEREAS**

- 1.1 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number 25977.
- 1.2 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 A Planning Application for the development of the Property was submitted to the Council and validated on 17 July 2020 and the Council resolved to grant permission conditionally under reference number 2020/3197/P subject to the conclusion of this legal Agreement.
- 1.4 The Council is the local planning authority for the purposes of the Act and is the local authority for the purposes of Section 16 of the Greater London Council (General Powers) Act 1974 Section 111 of the Local Government Act 1972; and Section 1(1) of the Localism Act 2011 for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.
- 1.5 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.

## 2. DEFINITIONS

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

2.1	"the Act"	the Town and Country Planning Act 1990 (as amended)
2.2	"the Agreement"	this Planning Obligation made pursuant to Section 106 of the Act
2.3	"the Development"	<p>alterations to rear exit including installation of accessible ramp and staircase with metal railings and stone plinth and piers, installation of dual height video intercoms, resurfacing and expansion of the pavement and alterations to drop-off, demolition and removal of stone staircase and stone and metal parapet wall (all works on Gower Place) as shown on drawing numbers: -</p> <p>Supporting documents: L067_A_Z100_Planning_Drawing Issue Sheet L067_Design and Access Statement, L067_SK_1002 Response to planning comments, Welcome Ramp Access Appraisal GCL 2020, Wellcome Collection Emergency Access Ramp -CAE Design Appraisal, Planning Updates Railings.</p> <p>Existing and proposed drawings:</p> <p>L067_A_G100_P, L067_A_G200_XP, L067_A_G200_XE, L067_A_G200_XS, L067_A_G200_XP_REV_P1, L067_A_G200_P Rev_P1, L067_A_G200_E_Rev_P1, L067_A_G200_S_01_Rev-P1, L067_A_G200_S_02, L067_A_G200_P_01_REV_P2, L067_A_G200_P_REV_P1.</p>
2.4	"the Highways Contribution"	the sum of £27,555.00 (Twenty Seven Thousand and Five Hundred and Fifty Five Pounds) this includes a Traffic Management Order fee to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in event of receipt for the

		<p>carrying out works to the public highway and associated measures in the vicinity of the Property such works to include the following ("the Highways Works"):-</p> <p>(a) increase levelled bay to 10.3 metres;</p> <p>(b) provision of double yellow lines;</p> <p>(c) provision of double blips; and</p> <p>(d) any other works the Council acting reasonably requires as a direct result of the Development</p> <p>all works will be subject to final measure and any level adjustment required and for the avoidance of doubt the Council in accepting this sum does not undertake any responsibility in connection with any required statutory undertakers works and <u>excludes any statutory undertakers costs</u></p>
2.5	"the Level Plans"	plans demonstrating the levels at the interface of the Development the boundary of the Property and the Public Highway
2.6	"the Public Highway"	any carriageway footway and/or verge maintainable at public expense
2.7	"the Implementation Date"	the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly
2.8	"Occupation Date"	the date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
2.9	"the Parties"	mean the Council and the Owner
2.10	"the Planning Application"	a planning application in respect of the development of the Property submitted to the Council and validated on 17 July 2020 for which a resolution to grant permission has been

		passed conditionally under reference number 2020/3197/P subject to conclusion of this Agreement
2.11	"Planning Obligations Monitoring Officer"	a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc. must be sent in the manner prescribed at clause 6.1 hereof
2.12	"the Planning Permission"	a planning permission granted for the Development substantially in the draft form annexed hereto
2.13	"the Property"	the land known as The Wellcome Research Institution, 183-193 Euston Road, London NW1 2BE the same as shown shaded grey on the plan annexed hereto

3. **NOW THIS DEED WITNESSETH** as follows:-

- 3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and is also made in pursuance of Section 16 of the Greater London Council (General Powers) Act 1974 Section 111 of the Local Government Act 1972; and Section 1(1) of the Localism Act 2011 and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.
- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies, corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction of interpretation.

3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6 and 7 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.

3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.

3.7 The Parties save where the context states otherwise shall include their successors in title.

#### 4. **OBLIGATIONS OF THE OWNER**

The Owner hereby covenants with the Council as follows:-

##### **4.1 HIGHWAYS**

4.1.1 On or prior to the Implementation Date to:-

- (i) pay to the Council the Highways Contribution in full; and
- (ii) submit to the Council the Level Plans for approval.

4.1.2 Not to Implement or to allow Implementation until such time as the Council has:-

- (i) received the Highways Contribution in full; and
- (ii) approved the Level Plans as demonstrated by written notice to that effect such approval not be unreasonably withheld or delayed.

4.1.3 For the avoidance of doubt the Owner acknowledges that the Council has the right reserved to it to construct the Public Highway to levels it considers appropriate and does not undertake any responsibility in connection with any required statutory undertakers works and that the Highways Contribution excludes any statutory undertakers costs.

4.1.4 On completion of the Highway Works (in the event that the cost of the Highway Works exceeds the Highways Contribution) the Council will provide to the Owner a certificate specifying the sum ("the Certified Sum") of all reasonable costs, reasonably and properly incurred expended by the Council in carrying out the Highway Works. Such

certificate shall fully detail all costs expended by the Council in relation to the Highway Works

- 4.1.5 If the Certified Sum exceeds the Highway Contribution then the Owner shall within fourteen days of the issuing of the said certificate pay to the Council the amount of the excess.

**5. NOTICE TO THE COUNCIL/OTHER MATTERS**

- 5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to take place.
- 5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting planning reference 2020/3197/P the date upon which the Development will be ready for Occupation.
- 5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.
- 5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall jointly and severally indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.

- 5.5 If satisfied as to the compliance of the Owner in respect of any obligation in this Agreement the Council shall (if requested to do so in writing and subject to payment of a fee of £1,000 in respect of each such obligation) as soon as reasonably practicable provide through its Borough Solicitor a formal written certification of compliance, partial compliance or ongoing compliance (as and if appropriate) with the provisions of any such obligation.
- 5.6 Submission of any plan for approval by the Council under the terms of this Agreement shall be made by the Owner to the Council sending the full document and any appendices in electronic format (where practicable) to the Planning Obligations Monitoring Officer referring to the names dates and Parties to this Agreement and citing the specific clause of this Agreement to which such plan relates quoting the Planning Permission reference 2020/3197/P.
- 5.7 Payment of any contribution pursuant to Clause 4 of this Agreement shall be made by the Owner to the Council sending the full amount via electronic transfer (where practicable) The owner shall notify the Planning Obligations Monitoring Officer that payment has been made referring to names date and Parties to this Agreement and citing the specific clause of this Agreement to which such contribution relates quoting the planning reference 2020/3197/P. Electronic Transfer be made directly to National Westminster Bank of Hampstead Village, Enfield Customer Service Centre, PO Box 145 Baird Road Middlesex EN1 1FN quoting Sort Code 50-30-03 and London Borough of Camden General Account no. 24299480.
- 5.8 All consideration given in accordance with the terms of this Agreement shall be exclusive of any value added tax properly payable in respect thereof and all parties other than the Council shall pay and indemnify the Council against any such value added tax properly payable on any sums paid to the Council under this Agreement upon presentation of an appropriate value added tax invoice addressed to the Owner.
- 5.9 Any sums referred to in this Agreement as payable or to be applied by any party other than the Council under this Agreement shall be paid or applied TOGETHER WITH if such payment or application is made more than three months from the date of this Agreement a further sum ("A") being equal to the original sum payable ("B") multiplied by a figure being a fraction of which the All Items of Retail Prices ("the AllRP") figure last published by the Office for National Statistics at the date hereof is the denominator

("X") and the last AIIRP figure published before the date such payment or application is made ("Y") less the last published AIIRP figure at the date hereof ("X") is the numerator so that

$$A = \frac{B \times (Y-X)}{X}$$

- 5.10 All costs and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the Base Rate of the National Westminster Bank plc from time to time being charged from the date such payment is due until payment is made.

6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-

- 6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Placeshaping Service, Urban Design and Development Team, 2<sup>nd</sup> Floor, 5 Pancras Square, London, N1C 4AJ and sent to planning obligations on [PlanningObligations@camden.gov.uk](mailto:PlanningObligations@camden.gov.uk) quoting the planning reference number 2020/3197/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.
- 6.2 This Agreement shall be registered as a Local Land Charge.
- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.
- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.

- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 6.6 Neither the Owner nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of Development this Agreement shall forthwith determine and cease to have effect.

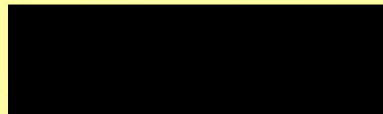
7. **RIGHTS OF THIRD PARTIES**

- 7.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

**IN WITNESS** whereof the Council has caused its Common Seal to be hereunto affixed and  
the Owner have executed this instrument as their Deed the day and year first before written

**EXECUTED AS A DEED BY**  
**THE WELLCOME TRUST LIMITED**  
in the presence of:-  
acting by Power of Attorney  
witnessed by:-  
.....

)  
)  
)  
)  
)



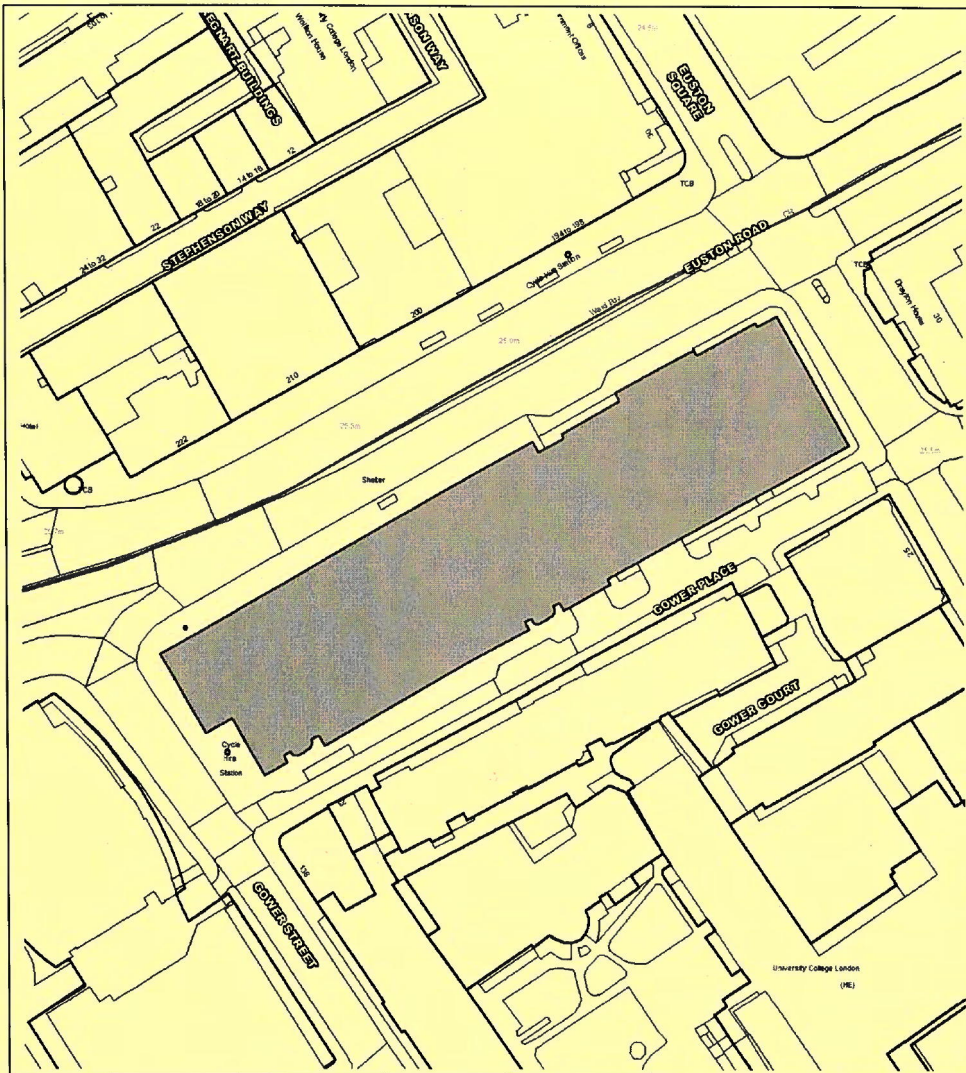
**THE COMMON SEAL OF THE MAYOR**  
**AND BURGESSES OF THE LONDON**  
**BOROUGH OF CAMDEN** was hereunto  
Affixed by Order:-  
.....

)  
)  
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)  
)



**Authorised Signatory**

## NORTHGATE SE GIS Print Template



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Application ref: 2020/3197/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 8 May 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)

310 Studio  
Brightbow Workspace  
62 Bedminster Parade  
Bristol  
BS3 4HL

Dear Sir/Madam

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

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**183-193**  
**Euston Road**  
**London**  
**NW1 2BE**

**PROPOSAL**  
**DECISION**  
Proposal:

Alterations to rear exit including installation of accessible ramp and staircase with metal railings and stone plinth and piers, installation of dual height video intercoms, resurfacing and expansion of the pavement and alterations to drop-off, demolition and removal of stone staircase and stone and metal parapet wall (all works on Gower Place).

Drawing Nos:

Supporting documents: L067\_A\_Z100\_Planning\_Drawing Issue Sheet L067\_Design and Access Statement, L067\_SK\_1002 Response to planning comments, Welcome Ramp Access Appraisal GCL 2020, Wellcome Collection Emergency Access Ramp -CAE Design Appraisal, Planning Updates Railings.

Existing and proposed drawings:

L067\_A\_G100\_P, L067\_A\_G200\_XP, L067\_A\_G200\_XE, L067\_A\_G200\_XS,  
L067\_A\_G200\_XP\_REV\_P1, L067\_A\_G200\_P\_Rev\_P1, L067\_A\_G200\_E\_Rev\_P1,  
L067\_A\_G200\_S\_01\_Rev-P1, L067\_A\_G200\_S\_02, L067\_A\_G200\_P\_01\_REV\_P2,  
L067\_A\_G200\_P\_REV\_P1.

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

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

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

Condition(s) and Reason(s):

- 1 The 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 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Supporting documents: L067\_A\_Z100\_Planning\_Drawing Issue Sheet L067\_Design and Access Statement, L067\_SK\_1002 Response to planning comments, Welcome Ramp Access Appraisal GCL 2020, Wellcome Collection Emergency Access Ramp -CAE Design Appraisal, Planning Updates Railings.

Existing and proposed drawings:

L067\_A\_G100\_P, L067\_A\_G200\_XP, L067\_A\_G200\_XE, L067\_A\_G200\_XS,  
L067\_A\_G200\_XP\_REV\_P1, L067\_A\_G200\_P\_Rev\_P1, L067\_A\_G200\_E\_Rev\_P1,  
L067\_A\_G200\_S\_01\_Rev-P1, L067\_A\_G200\_S\_02, L067\_A\_G200\_P\_01\_REV\_P2,  
L067\_A\_G200\_P\_REV\_P1.

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

Informative(s):

- 1 Reason for granting permission-

The building is home to the Wellcome Collection and Wellcome Trust which is a public museum and library (Class F1 Learning and non-residential institution). The application relates to the existing rear access to the southern side of the building located on Gower Place. The rear door is used primarily in the event of evacuation and is currently a back-of-house facility with no current public use. The rear has undergone alteration with the Gibbs building removing a section of the rear of 183 partly for the provision of basement parking and 3 x loading bays into the Gower Place brick façade. The Gower Street elevation retains a double light well serving a double basement across three bays with associated ironwork railings and stone boundary treatment. The rear exit features Portland stone steps and large traditional timber doors. The building is not statutory listed, but is identified as making a positive contribution to the character of the Bloomsbury Conservation Area.

The proposal would see the loss of a light well serving a double basement across three bays, the associated railings and stone boundary treatment across four bays and the stone stairs. The loss of the light well and these historic architectural details is considered to cause some harm to the host building and character of the Bloomsbury Conservation Area. However, this harm is considered to be on the low end of less than substantial harm as the proposed ramp is of high architectural quality and would deliver clear public benefits to disabled visitors.

CPG Design paragraph 5.6 states that 'alterations to a property and the materials used should always be complementary to the existing building and its original features. The ramp would be consist of a stone pier with lightweight bronze railings above. The ramp would be clearly contemporary and therefore avoid a pastiche, but the more traditional form and materials would make reference to the host historic building. The use of permeable railings would reduce the appearance of bulk and overall the design is considered to be high quality. The large timber doors would be retained with on hold openers with the proposed metal glass doors set back.

The installation of the dual height video intercoms and alterations to the existing roller shutter are a minor addition that would not cause harm to the character or appearance of the building.

The Council support the the application which would improve standards of accessibility and inclusivity for all users of the Wellcome Trust and Wellcome Collection. The ramp would improve the escape route for all users. The submitted drawings would have a gradient of no more than 1:12. There would be grab rails to both sides and a non-slip surface to the ramp. There would be a width of 1500mm between the upstands and suitable guarding.

The Wellcome Collection hosts workshops for groups of students with a range of special educational needs and disabilities (SEND) which take place around 2-3 times per month (depending on the time of year). Currently access to these workshops use a difficult route which places unnecessary strain on both workshop attendees and staff resources. Furthermore, in the event of a platform lift failure, the step-free evacuation route is convoluted and requires evacuation laterally through no. 251 Gibbs building. This situation is not ideal and the ramp would improve the evacuation strategy for buggy, pushchair, wheelchair user and the mobility impaired user.

Para 196 of the National Planning Policy Framework (NPPF) states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The public benefits of improving access for SEND groups and improving the emergency exit strategy would outweigh the less than substantial harm to the Bloomsbury Conservation Area which is caused through the loss of the stone and metal boundary treatment and lightwell.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal would not cause harm to neighbouring residential amenity.

The proposed enlargement of the drop off area is acceptable as it is not increase parking. The drop off area is not an official drop off bay but a single yellow line bay with no loading restriction. There would be a reduction in the crossover width. The footpath would retain its 2.4m and therefore not reduce the free movement of pedestrians.

The Council, as the local highway authority, is responsible for the quality, maintenance and safety of the borough's roads and footpaths. The extension of the pavement into the tarmac loading bay is an acceptable alteration to the footway. The Council's contractor must carry out these works including the reinstatement of the pavement and to tidy the existing pavement area adjacent to the new ramp. A highways contribution is secured as a section 106 planning obligation.

No objections have been received from residents prior to making this decision. The planning history of the site has been taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, D1, D2, T1, C6 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 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).
- 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).

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>.

Yours faithfully

Supporting Communities Directorate