

12 February 2025

Submitted via Planning Portal (PP-13437189)

Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Ref: 01967

Dear Sir / Madam

ARCHES 43-46 CASTLE MEWS, LONDON, NW1 8SX

APPLICATION UNDER SECTION 191 OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED) FOR A CERTIFICATE OF LAWFULNESS OF EXISTING USE

On behalf of our client, The Arch Company Properties Limited ("the client"), we hereby submit a request for a Certificate of Lawful Existing Use ("Certificate") under Section 191 of the Town and Country Planning Act 1990 (as amended) ("the Act") to confirm that the lawful existing use of Arches 43-46 Castle Mews, NW1 8SX ("the site") is Class B8 for the purposes of Section 191 of the Act.

The following has been submitted in support of this application:

- Completed application form;
- Correct application fee of £648.00 (including £70.00 Planning Portal administration fee);
- Evidence Pack confirming the lawful existing use:
 - Existing Site Plan (Drawing No. 011) submitted for application ref. PEX0200409,
 - Proposed Site Plan (Drawing No. 013, Rev. D) submitted for application ref. PEX0200409,
 - Existing Elevation Drawing (Drawing No. 015) submitted for application ref. PEX0200409,
 - Proposed Elevation Drawing (Drawing No. 019, Rev. A) submitted for application ref. PEX0200409,
 - and
 - Existing General Arrangement Plan (Drawing No. 10200) submitted for application ref. 2022/4822/P;
- Site Location Plan, prepared by The Arch Company;
- Cover Letter (this document), prepared by Turley, which includes the Decision Notice to application ref. PEX0200409 as an appendix; and,
- Statutory Declaration, signed by David Smith, dated 11 February 2025;
- Internal and external photos of the arches dated 10 May 2024;
- The following Leases for the property:
 - Buttles PLC Lease for Arch 43 between 25/12/1985 and 13/03/2017
 - Grain TR Limited Lease for Arch 43 between 23/05/2018 and 20/05/2021

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Brownlow Yard
12 Roger Street
London
WC1N 2JU
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- Acquisition (Fireplaces) Ltd for Arches 44-46 between 22/03/2012 and 19/03/2015
- Acquisition (Fireplaces) Ltd for Arches 44-46 between 20/03/2015 and 17/03/2018

INTRODUCTION

The application site comprises a run of four adjoining railway arches on Castle Mews, located within the North London Line railway viaduct in its stretch between Prince of Wales and Castle Roads. The site is bounded by (but inaccessible from) rear gardens to Hadley Street to the east; Castle Road to the south; and Castle Mews to the west. The site adjoins further railway arches to the north. The site is not subject to any site allocations, nor statutory or local heritage listings, and it is not located within a Conservation Area. The relevant Local Planning Authority is the London Borough of Camden (“LB Camden”).

Reflecting the site’s proximity to Kentish Town West Railway Station and bus connections on Prince of Wales Road, the site has a Public Transport Accessibility Level (PTAL) of 6a, on a 9-point scale where 0 is the worst and 6b is the best. Accordingly, the site is well connected by means of public transport.

The site is located within Flood Zone 1 and is not subject to any other environmental designations.

The following site planning history is available on LB Camden’s online planning register:

- Arches 44-46 Castle Mews – **ref. 2022/4822/P** – Demolition of existing lean-to extension and erection of a new single-storey lean-to extension with access doors. – **Granted 13 December 2022**
- Arches 43-50 Castle Mews – **ref. PEX0200409** – Change of use from B8 (storage and distribution) Use Class to B1 Use Class (business) together with the demolition of an existing extension, the alteration and refurbishment of the rail arches and the surrounding land. – **Granted 15 September 2003**
- Arches 44-46 Castle Mews – **ref. 35190** – The retention of previously unauthorised alterations in connection with the use of the premises as an extension of the business carried out in the adjoining property (i.e. timber and building material merchant, distributors, joinery manufacturers and sawmill). - **Granted 8 November 1982**

The site planning history records along with accompanying evidence can be used to demonstrate the site’s lawful existing use within Class B8, as set out later in this letter.

LEGISLATION

The key pieces of legislation relevant to this Certificate of Lawfulness of Existing Use or Development is identified as follows (our emphasis):

Section 191 of the Town and Country Planning Act 1990 (as amended) – Certificate of Lawfulness of Existing Use or Development (CLEUD) (our emphasis)

(1) If any person wishes to ascertain whether—

(a) any existing use of buildings or other land is lawful;

(b) any operations which have been carried out in, on, over or under land are lawful; or

(c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful,

he may make an application for the purpose to the local planning authority specifying the land and describing the use, operations or other matter.

(2) For the purposes of this Act uses and operations are lawful at any time if—

(a) no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and

(b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force.

(3) For the purposes of this Act any matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful at any time if—

(a) the time for taking enforcement action in respect of the failure has then expired; and

(b) it does not constitute a contravention of any of the requirements of any enforcement notice or breach of condition notice then in force.

(3A) In determining for the purposes of this section whether the time for taking enforcement action in respect of a matter has expired, that time is to be taken not to have expired if—

(a) the time for applying for an order under section 171BA(1) (a “planning enforcement order”) in relation to the matter has not expired,

(b) an application has been made for a planning enforcement order in relation to the matter and the application has neither been decided nor been withdrawn, or

(c) a planning enforcement order has been made in relation to the matter, the order has not been rescinded and the enforcement year for the order (whether or not it has begun) has not expired.] 3

(4) If, on an application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or a description substituted by them, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

(5) A certificate under this section shall—

(a) specify the land to which it relates;

(b) describe the use, operations or other matter in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class);

(c) give the reasons for determining the use, operations or other matter to be lawful; and

(d) specify the date of the application for the certificate.

(6) *The lawfulness of any use, operations or other matter for which a certificate is in force under this section shall be conclusively presumed.*

(7) *A certificate under this section in respect of any use shall also have effect, for the purposes of the following enactments, as if it were a grant of planning permission—*

(a) section 3(3) of the M1 Caravan Sites and Control of Development Act 1960 [F4 or section 7(1) of the Mobile Homes (Wales) Act 2013;]

(b) section 5(2) of the M2 Control of Pollution Act 1974; and

(c) section 36(2)(a) of the M3 Environmental Protection Act 1990.

Time limits

Section 171B of The Act states:

“(1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.

(2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.

(2A) There is no restriction on when enforcement action may be taken in relation to a breach of planning control in respect of relevant demolition (within the meaning of section 196D).

(3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.

(4) The preceding subsections do not prevent—

(a) the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect; or

(b) taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take enforcement action in respect of that breach.”

Section 56 of the Town and Country Planning Act (as amended) - Time when development begun (our emphasis)

(1) Subject to the following provisions of this section, for the purposes of this Act development of land shall be taken to be initiated—

(a) if the development consists of the carrying out of operations, at the time when those operations are begun;

(b) if the development consists of a change in use, at the time when the new use is instituted;

(c)if the development consists both of the carrying out of operations and of a change in use, at the earlier of the times mentioned in paragraphs (a) and (b).

(2)For the purposes of the provisions of this Part mentioned in subsection (3) development shall be taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out.

(3)The provisions referred to in subsection (2) are sections [61L(5) and (7),] 85(2), 86(6), 87(4), [89] 91, 92 [94 and 108(3E)(c)(i)].

(4)In subsection (2) “material operation” means—

(a)any work of construction in the course of the erection of a building;

(aa)any work of demolition of a building;

(b)the digging of a trench which is to contain the foundations, or part of the foundations, of a building;

(c)the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);

(d)any operation in the course of laying out or constructing a road or part of a road;

(e)any change in the use of any land which constitutes material development.

(5)In subsection (4)(e) “material development” means any development other than—

(a)development for which Planning Permission is granted by a general development order [or a local development order] for the time being in force and which is carried out so as to comply with any condition or limitation subject to which Planning Permission is so granted;

(b)development of a class specified in paragraph 1 or 2 of Schedule 3;] and

(c)development of any class prescribed for the purposes of this subsection.

(6)In subsection (5) “general development order” means a development order (within the meaning of section 59) made as a general order applicable (subject to such exceptions as may be specified in it) to all land in England and Wales.’

Class B8 Use

As outlined above, this application seeks the issue of a Certificate to confirm the existing lawful Class B8 use of the site. Schedule 1, Part B of The Town and Country Planning (Use Classes) Order 1987 (as amended) confirms that Class B8 includes:

“Use for storage or as a distribution centre”

ASSESSMENT

The site’s planning history records, along with accompanying evidence, provide clear evidence that the site’s lawful existing use is Class B8.

The most application relevant to the use of the site is the application under ref. PEX0200409, granted on 15 September 2003, for the *“Change of use from B8 (storage and distribution) Use Class to B1 Use Class (business) together with the demolition of an existing extension, the alteration and refurbishment of the rail arches and the surrounding land.”*

Condition 1 on the Decision Notice for permission ref. PEX0200409 (see **Appendix 1**) stated that development must begin no later than the end of five years from the date of the permission (i.e. no later than five years from the decision date of 15 September 2003, which is 15 September 2008). However, evidence is clear that this permission was not implemented within the necessary timeframe as set out in Condition 1 to the permission, resulting in the site’s lawful existing use reverting to the previous Class B8.

To arrive at the conclusion that the permission was not implemented, it is necessary to refer to Section 56 of the Town and Country Planning Act (as amended), which sets out which activities constitute development and are thus indications of a planning permission’s implementation.

Subsection (1) of Section 56 states that development of land shall be taken to be initiated upon the commencement of the carrying out of operations; at the time a new use is instituted; or, in cases where a consented development involves both a change of use and the carrying out of operations, the earlier date out of these two activities. Subsection 4 of Section 56 then sets out the definition of a ‘material operation’. The full Section 56 wording is provided above within this Covering Letter.

The conclusion that the permission under ref. PEX0200409 has not been implemented is on the premise that the evidence shows the development of land as defined under Section 56, either through the carrying out of operations or the change of the site’s use, has not been initiated for the purposes of Section 56. This is expanded on as follows.

The consented development under permission ref. PEX0200409 included proposed external physical alterations, including the demolition of the existing extension, and alteration and refurbishment of the rail arches and surrounding land. The online records for permission ref. PEX0200409 include an existing site plan and elevation drawings, which indicate the site’s appearance before the application was permitted. The online records also include a proposed site plan and elevation drawings, indicating the intended proposed development to the site.

From a comparison of the existing and proposed plans alongside the site’s present-day appearance, it is clear that the proposed development under ref. PEX0200409 was not implemented, as the site appearance resembles its appearance as indicated in the existing site plan and elevations. For example, as a comparison between the existing and proposed site plans indicates (see **Figures 1 and 2** below, respectively), the proposals involved the proposed demolition of an extension to the front of Arches 44-46, along with upgrades to Castle Mews which would have included, *inter alia*, the opening up of Castle Mews into a gated but fully external passageway and a security fence/access gate beside Arch 43.

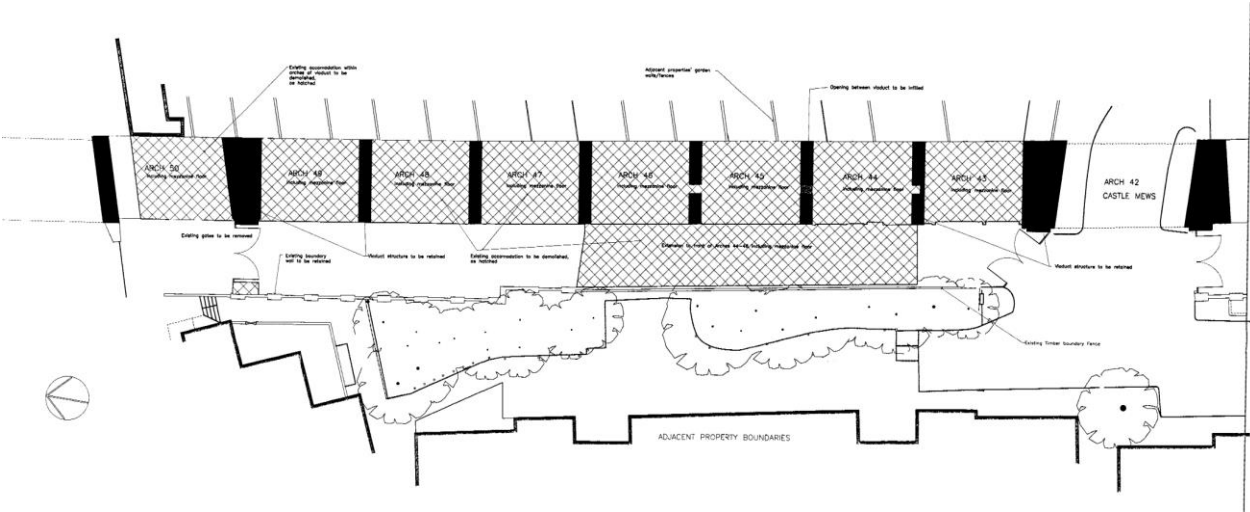


Figure 1: Extract of Existing Site Plan (Drawing No. 011), submitted as part of application ref. PEX0200409

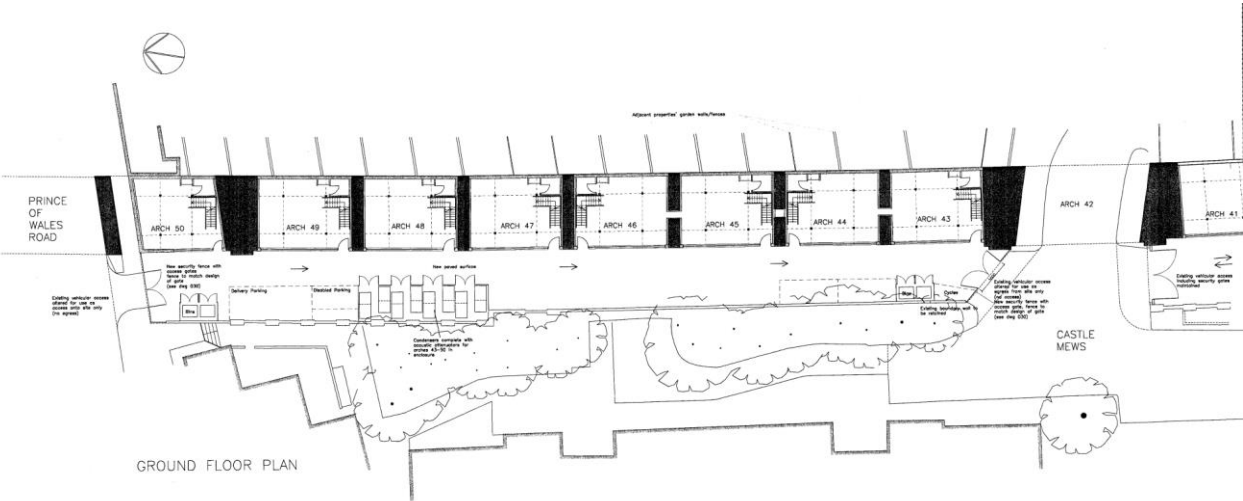


Figure 2: Extract of Proposed Site Plan (Drawing No. 013, Rev. D), submitted as part of application ref. PEX0200409

Furthermore, a comparison between the existing (see Figure 3 below) and proposed site plans (see Figures 4 and 5 below) indicates that the proposed development would have involved the replacement of existing arch infills with a new aluminium glazed design.

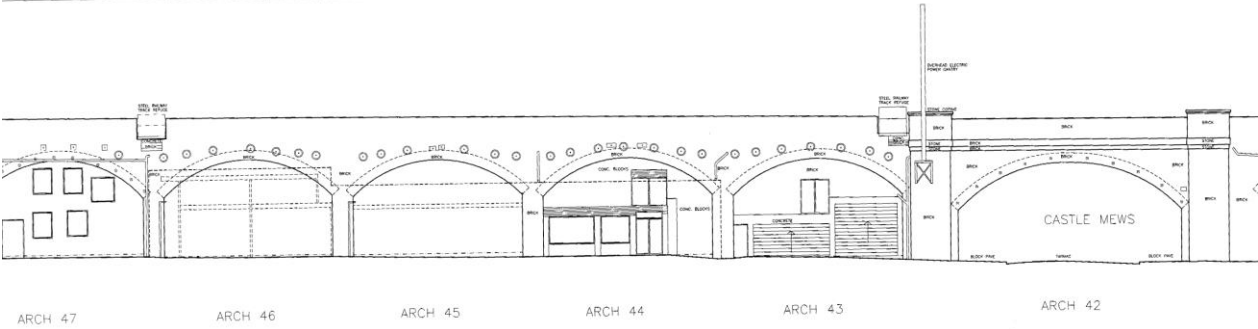


Figure 3: Extract of Existing Elevation Drawing (Drawing No. 015), submitted as part of application ref. PEX0200409

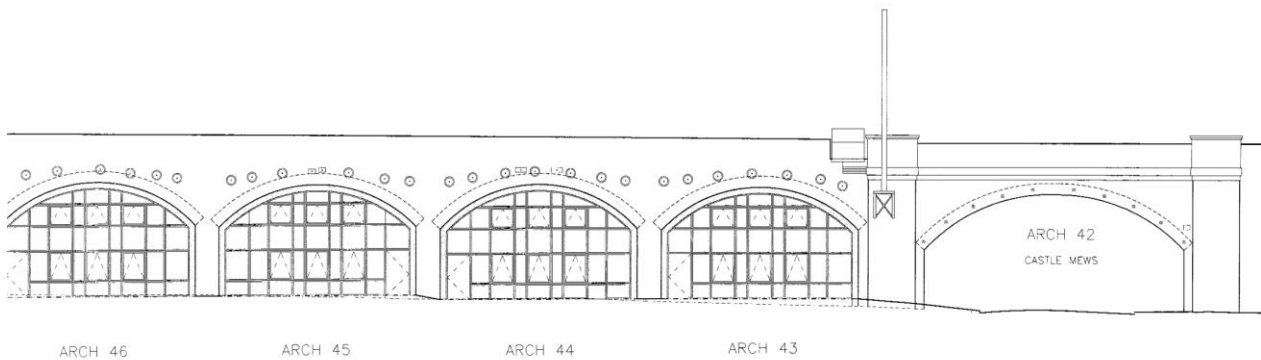


Figure 4: Extract of Proposed Elevation Drawing (Drawing No. 019, Rev. A), submitted as part of application ref. PEX0200409

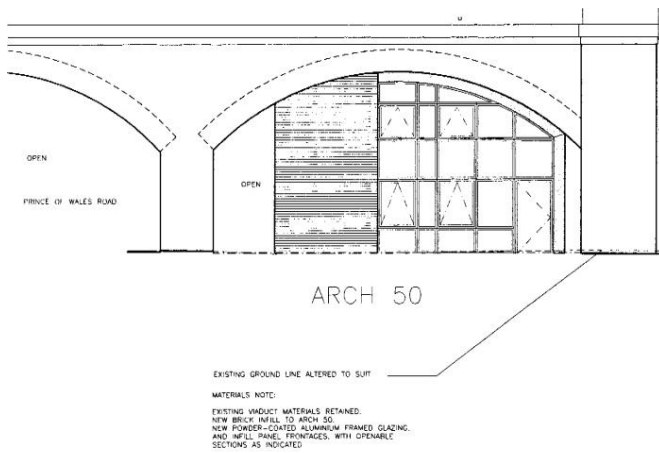


Figure 5: Another extract of the Proposed Elevation drawing to show the ‘Materials Note’ annotation, describing the proposed installation of “aluminium framed glazing” to the arch infills

Now comparing the above proposed plans and elevations with recent imagery of the site, it is clear that the proposals that application ref. PEX0200409 involved were not implemented. **Figure 6** below provides the most recent Google Maps Street View imagery of the site, with the view centred on Arch 43 (the southernmost of the arches comprising the site). **Figure 6** demonstrates that the fenestration resembles that of the “Existing Elevation” submitted with application ref. PEX0200409 (**Figure 3**), whilst there is a complete absence of the proposed glazed infill illustrated in the Proposed Elevation (**Figure 4**).



Figure 6: Google Maps Street View extract (imagery dated August 2022) looking east towards the front of Arch 43

Furthermore, **Figures 7-9** below provides Google Maps Street View imagery looking northwards towards the site, in which it is clear the above-mentioned extension to Arches 44-46 (which was evidently present before the 2002 application under ref. PEX0200409; see **Figure 1**) still exists. The proposed security gate and new fencing to the Castle Mews entrance (see **Figure 2**), which would have been installed beside Arch 43 and cross the Castle Mews passageway, has also not been implemented.



Figure 7: Google Maps Street View extract (imagery dated July 2008) looking northwards towards the site



Figure 8: Google Maps Street View extract (imagery dated April 2019) looking northwards towards the site



Figure 9: Google Maps Street View footage (dated January 2021) looking northwards towards the site

Therefore, from a comparison of the submitted plans and elevations to application ref. PEX0200409 with recent site imagery, it is sufficiently unambiguous to demonstrate that this permission was not implemented: notably, the

extension to Arches 44-46 was not demolished as proposed and remains in situ, and the arch infills remain in their previous appearance with their brick materiality and previous fenestration.

It is also noted that the most recent planning application related to the site, ref. 2022/4822/P, granted 13 December 2022 in relation to Arches 44-46, concerned the “*Demolition of existing lean-to extension and erection of a new single-storey lean-to extension with access doors*”. The existing plans submitted with this application indicate that the ‘lean-to extension’ that was subject to proposed demolition under application ref. 2022/4822/P is the same structure as the above-mentioned “extension to Arches 44-46” previously proposed for demolition as part of the application ref. PEX0200409. This serves as further evidence that permission ref. PEX0200409 was not implemented. Illustrating this, **Figure 10** below provides the Existing Site Plan submitted with application ref. 2022/4822/P which, when compared to the Existing General Arrangement Plan submitted for the application ref. PEX0200409, indicates that the existing site configuration at the time of application ref. 2022/4822/P resembled the Existing (not the Proposed) site configuration at the time of application ref. PEX0200409.

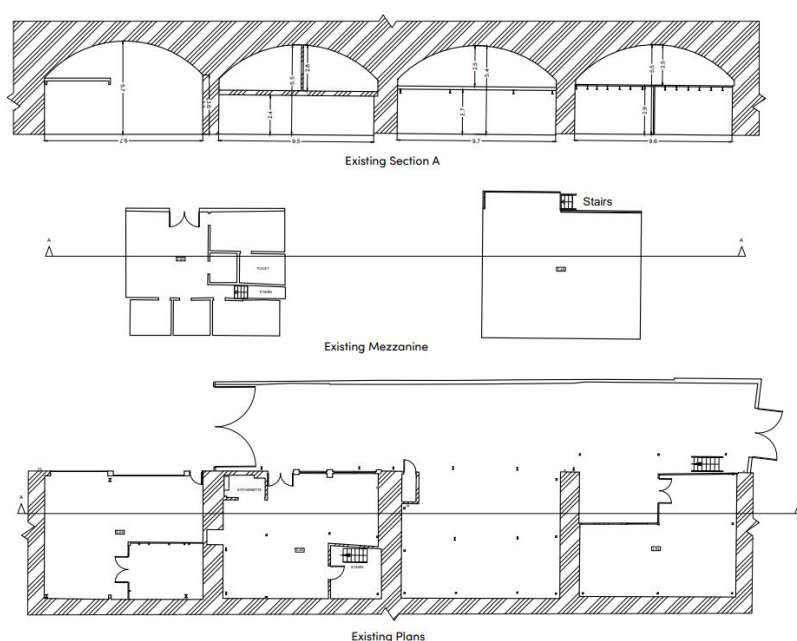


Figure 10: Extract of Existing General Arrangement Plan submitted for application ref. 2022/4822/P

In addition to this, the photos submitted in support of this submission demonstrate that the physical works approved under application ref. 2022/4822/P have been implemented and therefore that the physical works approved under application ref. PEX0200409 have not been implemented (as demonstrated by the photos).

With regards to the conditions attached to the PEX0200409 Decision Notice, it is noted that this permission was granted with the following conditions requiring the submission of details for discharge prior to the commencement of development (also refer to the full Decision Notice in **Appendix 1**):

- Condition 3 (Details of External Appearance)
- Condition 6 (Ground Investigation Programme)

There is no online record of details being submitted to discharge these conditions, which would have been necessary to initiate the lawful implementation of the development consented under ref. PEX0200409. It is also noted that Condition 5 was a compliance condition requiring the proposed one-way circulation system (as indicated on the submitted Proposed Site Plan; see **Figure 3** above) involving Castle Mews to be maintained. Castle Mews has

clearly not been upgraded as proposed to enable the circulation of traffic to enable this condition to be satisfied, as the extension to Arches 44-46 remains in place and blocks up Castle Mews (see **Figure 7** above).

Overall, the assessment above provides clear evidence that the application ref. PEX0200409, which sought the site's conversion from Class B8 to former Class B1 floorspace, was not implemented before it expired. This is the most recent application involving the site's change of use in the planning history. On this basis, the *existing* use within the description of development is relevant to confirm the current lawful existing use, namely Class B8 (noting that this existing use was accepted by LB Camden through the validation and the granting of permission of the application under ref. PEX0200409).

Please note that we enclose all the full plans provided as extracts in the figures above within this Certificate request for your consideration.

Notwithstanding the above assessment demonstrating that the permission for the change of use away from Class B8 has not been implemented, this submission also demonstrates that the lawful use of the prop.

The submitted statutory declaration, along with leases, demonstrate the leasing history of the units is as follows:

1. Arch 43 was let between 25/12/1985 and 13/03/2017 to Buttles PLC for use as "Parking of lorries and cars and storage in connection with the tenant's business as a timber merchants".
2. Arch 43 was then let between 23/05/2018 and 20/05/2021 to Grain TR limited for use as "workshop and offices in connection with the tenant's business as a bespoke furniture manufacturer."
3. Arches 44-46 have been let between 22/03/2012 and 17/03/2018 to Acquisition (Fireplaces) Ltd for use as storage and a workshop in connection with the tenant's business as a fireplace company or any other use within B1 – B8.

For the avoidance of doubt, the units have not been let to any further parties since the end of the above leases for the relevant units.

It is therefore clear that the arches remained in Class B8 use following the approval of application ref. PEX0200409 and a lawful implementation of the change of use to Class B1 did not occur. Whilst it is noted that for a 3 year period, Arch 43 was let for a Class B1 use, this was following the expiration of planning permission ref. PEX0200409 (and thus was an unlawful change of use) and this 3 year period is not sufficient under Section 171B of the Town and Country Planning Act (as amended) for this use to have become lawful, and as such following Grain TR vacating the site the lawful use of Arch 43 remains Class B8.

In accordance with Section 171B of the Town and Country Planning Act (as amended) it is therefore demonstrated the existing lawful use of the site remains Use Class B8.

CONCLUSION

On behalf of our client, The Arch Company Properties Limited, we hereby submit a request for a Certificate of Lawfulness of Existing Use under Section 191 of the Town and Country Planning Act 1990 (as amended) to confirm that the lawful existing use of Arches 43-46 Castle Mews, NW1 8SX is Class B8 (Storage and Distribution).

This covering letter and the submitted evidence confirms that, although the most recent planning history relevant to the site's use involves a historic permission for its change of use from Class B8 to B1, this permission was not implemented before its expiry, as per the provisions of Section 56 of the Town and Country Planning Act 1990 (as amended), and thus the previous Class B8 remains the site's lawful existing use.

This is further supported by the leasing history of the site, corroborated by a signed Statutory Declaration.

We trust that the enclosed provides you with adequate information to register and progress the application. However, should you require any further information, please do not hesitate to contact either my colleague Luke Sumnall (luke.sumnall@turley.co.uk), or me in the first instance.

Yours sincerely,



Thomas Feild
Assistant Planner

thomas.feild@turley.co.uk

Appendix 1: Decision notice to permission ref. PEX0200409

Please see overleaf for the decision notice issued for permission ref. PEX0200409, dated 15 September 2003.

SR

RECEIVED 15 SEP 2003



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

David Hicken Associates Ltd
Your ref MFP/CS/4154
Southgate House
High Banks, Loose
Maidstone
Kent
ME15 0EQ

Application Ref: **PEX0200409**
Please ask for: **Rob Brew**
Telephone: 020 7974 **5623**

15 September 2003

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
ARCHES 43-50
CASTLE MEWS
LONDON
NW1

Proposal:
Change of use from B8 (storage and distribution) Use Class to B1 Use Class (business) together with the demolition of an existing extension, the alteration and refurbishment of the rail arches and the surrounding land.

Drawing Nos: 1531/008A, 009A, 011A, 013D, 015A, 017, 019A, 021B, 026, and 030

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 five 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 glass blocks hereby approved for the east elevation of the rail arches shall have obscured glazing and shall be sealed shut, and shall be permanently retained as such, and no further openings shall be formed in the east elevation of the arches without the grant of planning permission.

Reason - To protect the visual privacy of the residential occupiers of Hadley Street in order to meet the requirements of policies EN19 and DS5 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The following details of the development shall be submitted to and approved by the Council before the relevant part of the works is commenced, and the development shall be completed in accordance with the approved details:
- (a) Cycle storage area;
 - (b) Height of boundary wall;
 - (c) Paving materials;
 - (d) Enclosures for the condenser units;
 - (e) Refuse bin enclosure;
 - (f) Aluminium framing for the glazing and the solid panels for the west elevation of the arches;
 - (g) Bricks and glass blocks for the east elevation of the arches.

Reason - To ensure the Council is satisfied with the external appearance of the proposals.

- 4 The cycle storage area and the bin stores hereby approved shall be provided before the refurbished arches are occupied and shall be permanently maintained.

Reason - To ensure the provision for cycle parking and refuse storage is adequate in accordance with the requirements of policies EN1, DS8 and DS9 of the London Borough of Camden Unitary Development Plan 2000.

- 5 The proposed one-way vehicle circulation system shall be maintained whenever the arches are occupied.

Reason - In order to ensure the safe passage of vehicles through the site in accordance with the requirements of policies TR19 and DS9 of the London Borough of Camden Unitary Development Plan 2000.

- 6 No development shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
 - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous

industrial/storage use of the site in accordance with policy EN10 of the London Borough of Camden Unitary Development Plan 2000.

- 7 The applicants should note that, in accordance with the letter dated 26th August 2003 from David Hicken Associates written on behalf of the applicants, that the glass blocks to the east elevation of the proposed refurbished arches that face the rear of houses on Hadley Street, shall not be fitted as shown on drawing 1531/021B, and the arches shall be provided with a solid brick wall infill.

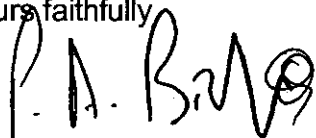
Reason: To ensure the use of the arches does not lead to a light pollution problem for residents, in accordance with the requirements of policies EN19 and HG12 of the London Borough of Camden Unitray Development Plan 2000, and policy SD7 of the Replacement Unitary Development Plan Deposit Draft 2003.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)