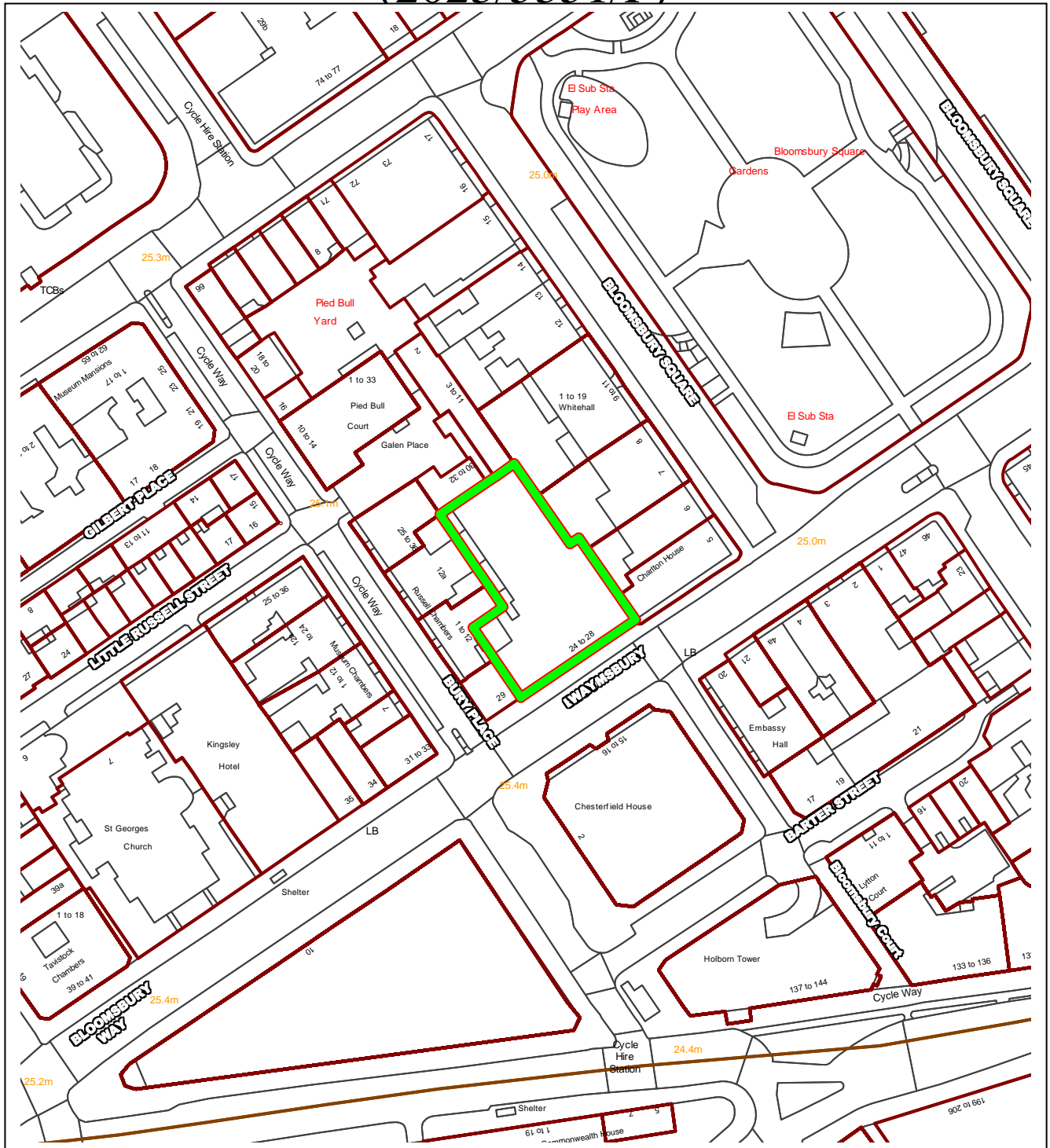


# 24-28 Bloomsbury Way, London (2023/5351/P)



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## **24-28 Bloomsbury Way (2023/5351/P)**

Site photos and associated plans

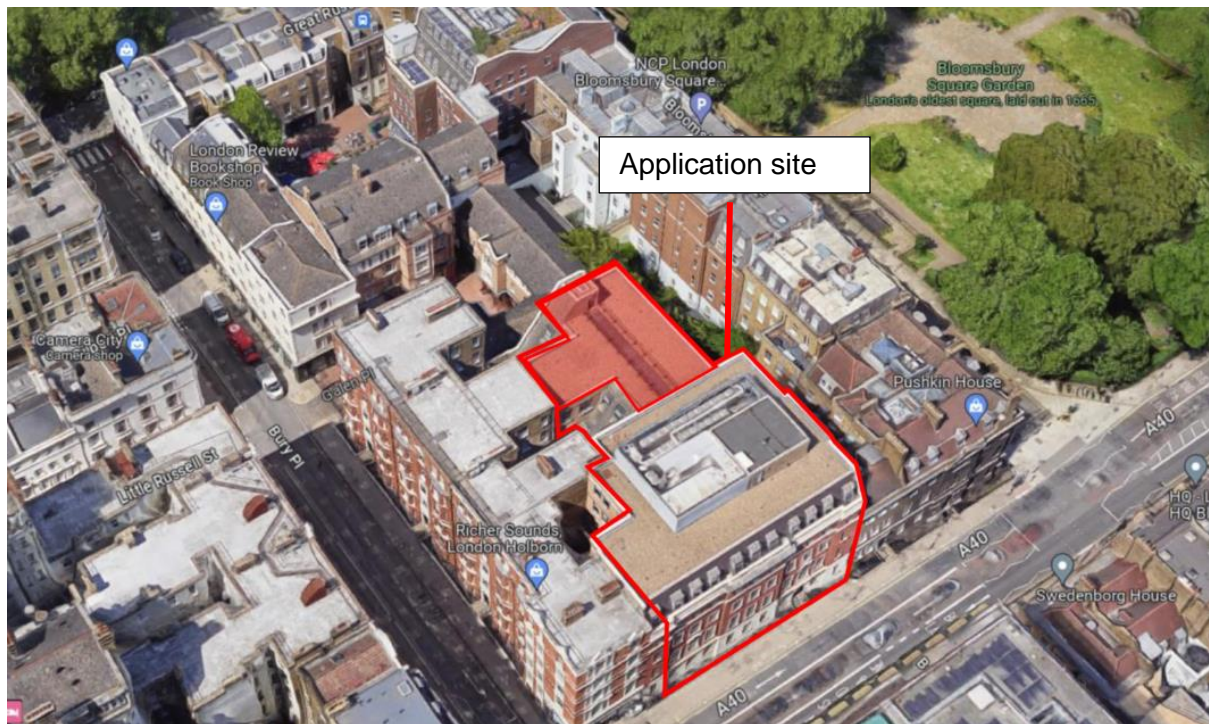


Figure 1 (above) Aerial view of building looking north east

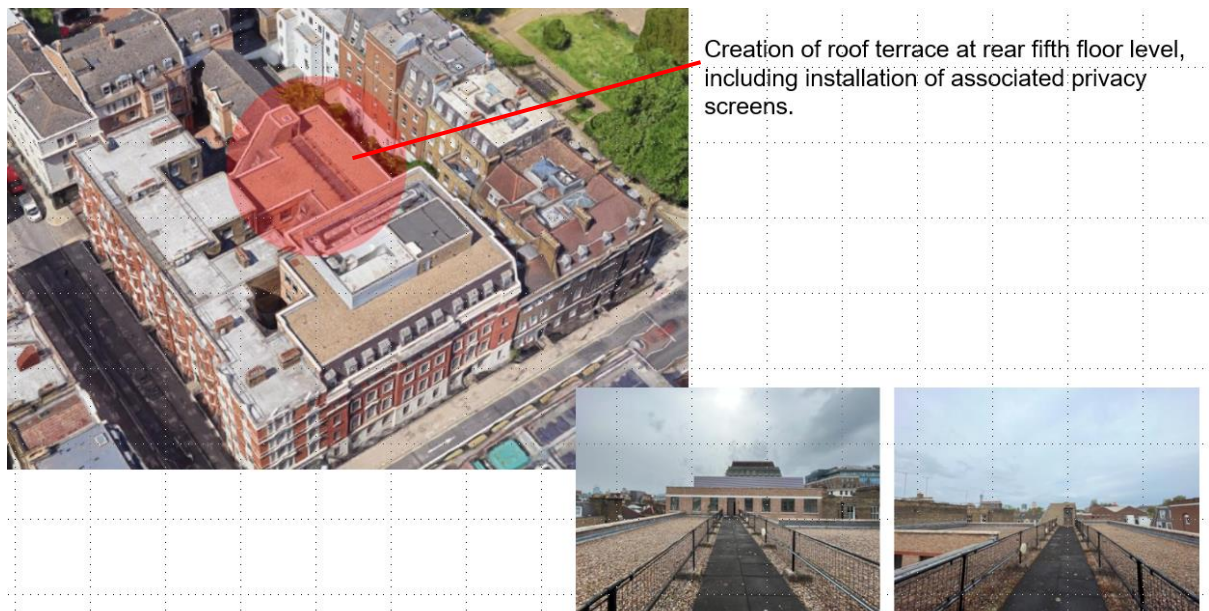


Figure 2 (above): Proposed roof terrace area

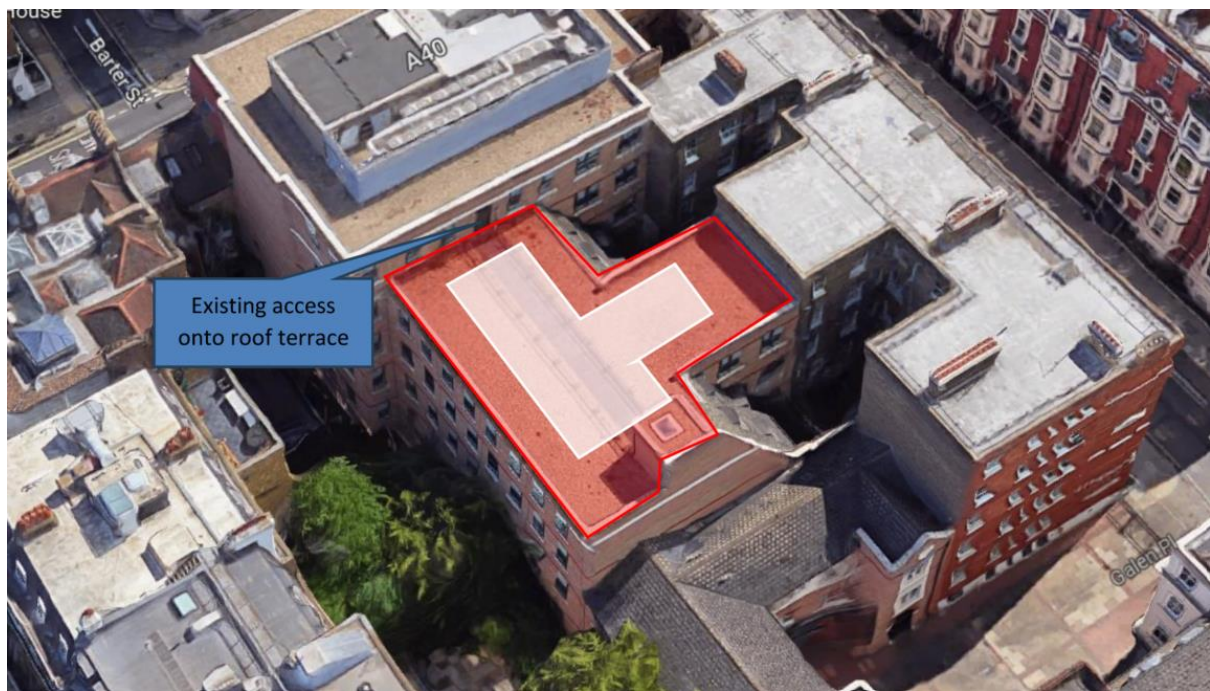


Figure 3 (above): Aerial view of building showing existing access onto the roof.

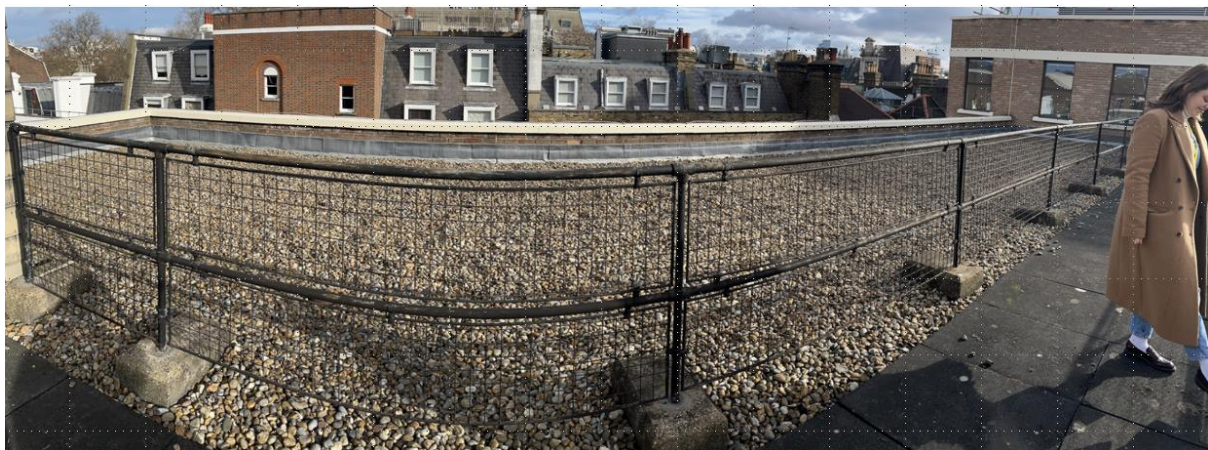


Figure 4 (above): Section of roof looking towards the rear elevation of properties fronting Bloomsbury Square.



Figure 5 (above): View from the roof looking towards the rear elevation of Russell Chambers



Figure 6 (above): Front elevation of building fronting Bloomsbury Way

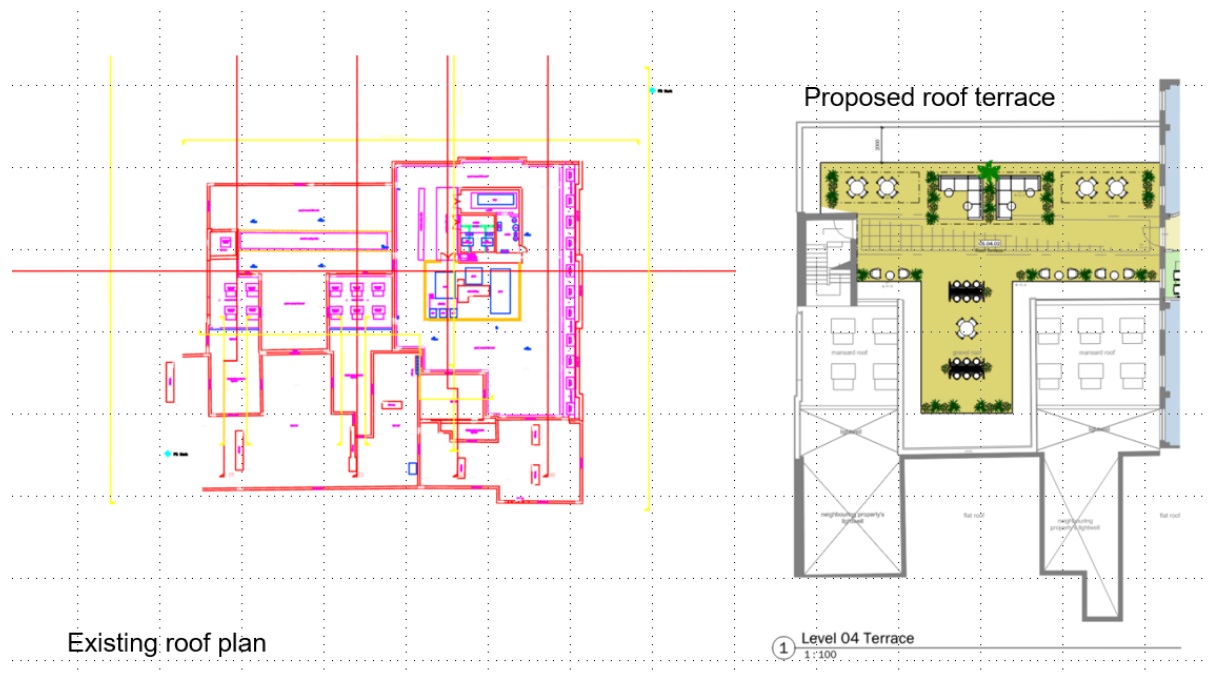


Figure 7 (above) Existing and proposed roof plan

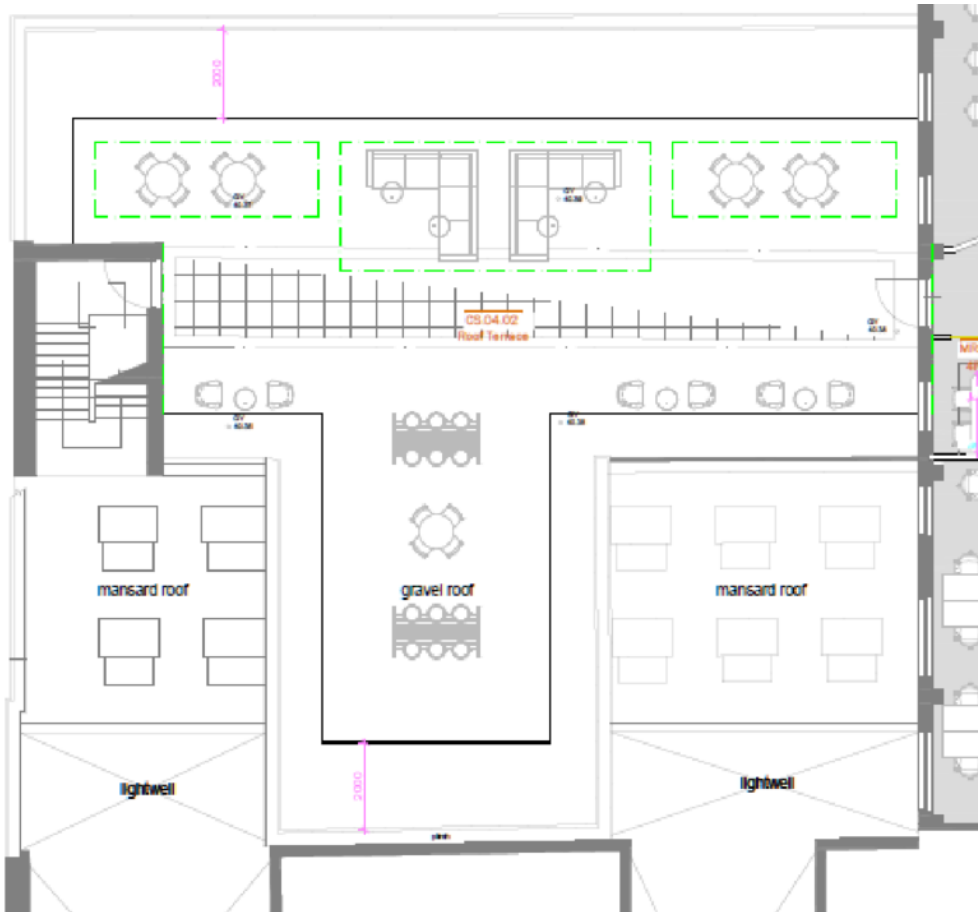


Figure 8 (above): Proposed roof terrace including privacy screens

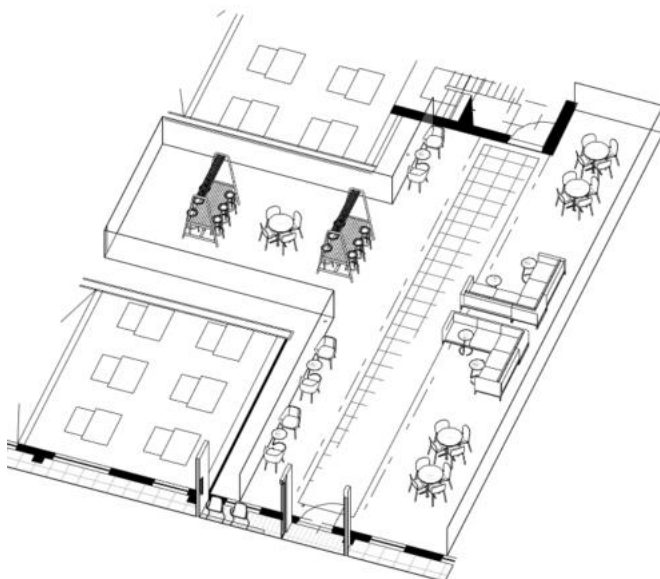


Figure 9 (above): Visual of the roof terrace

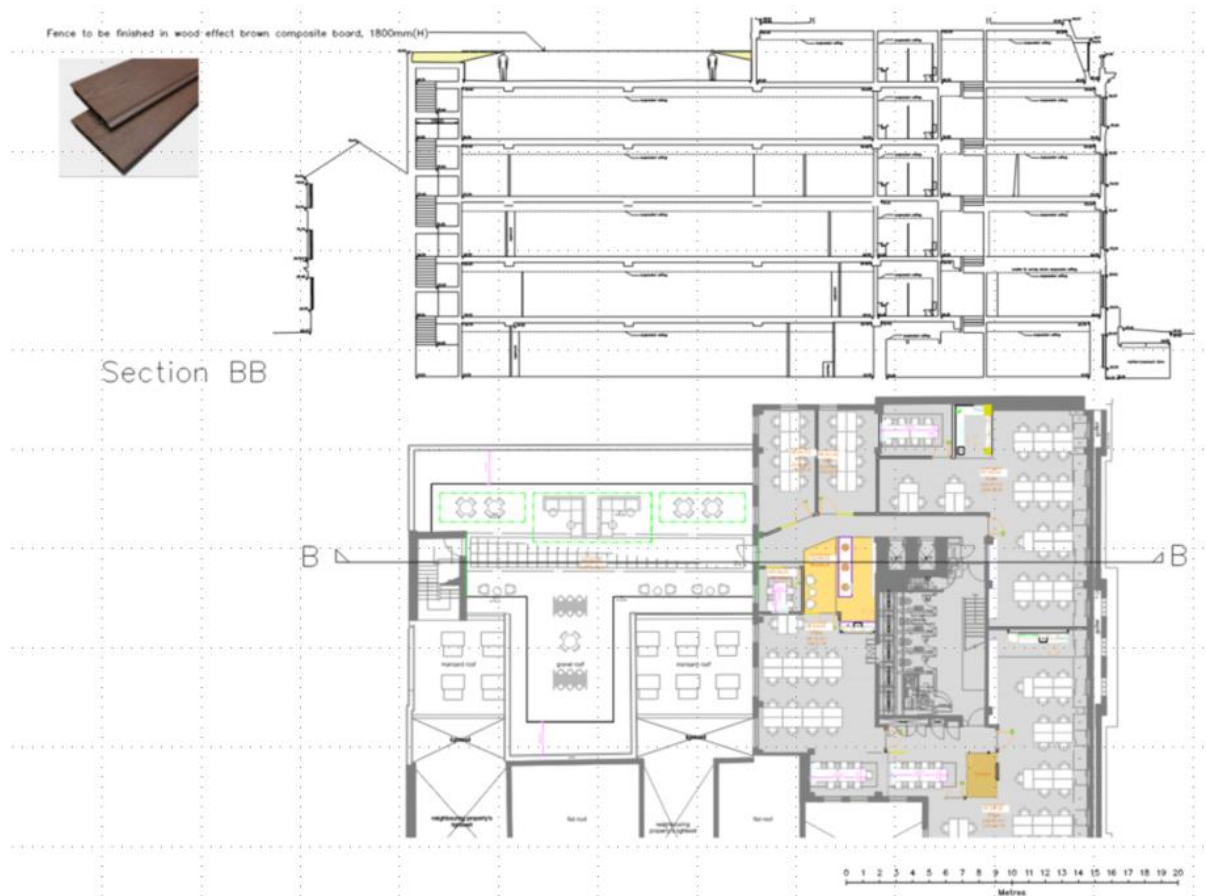


Figure 10 (above): Proposed roof plan and section showing the location of the privacy screen enclosing the terrace

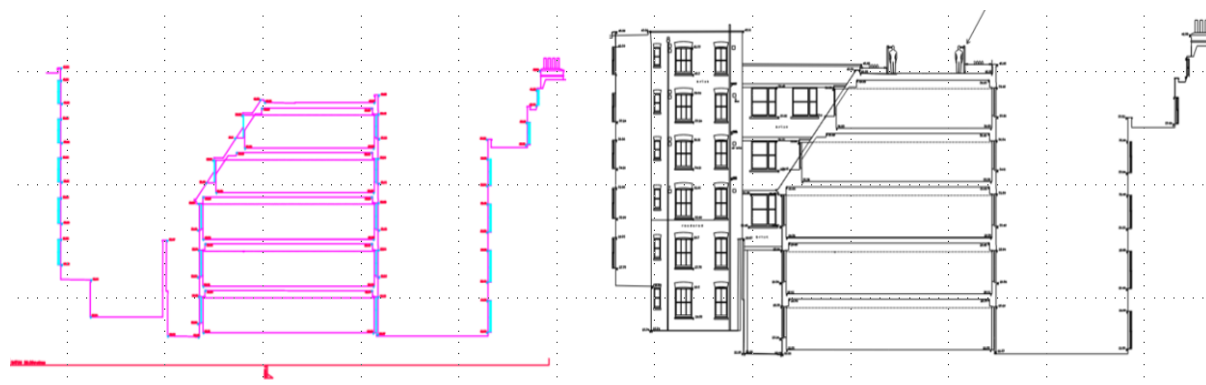


Figure 11 (above): Existing and proposed section

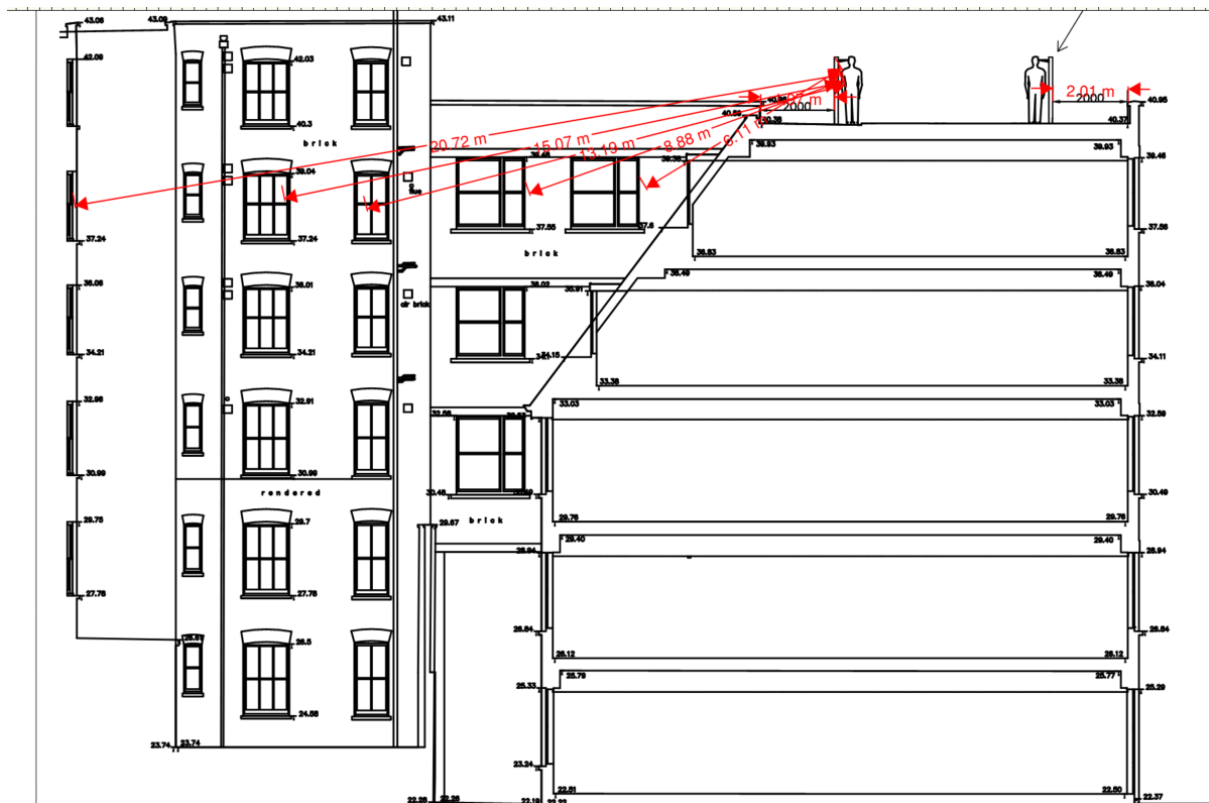


Figure 13 (above): View from top floor flat (no. 24) Russell Chambers towards the roof terrace with 1.8m high dummy screen shown (photo taken by agent prior to submission of the application).

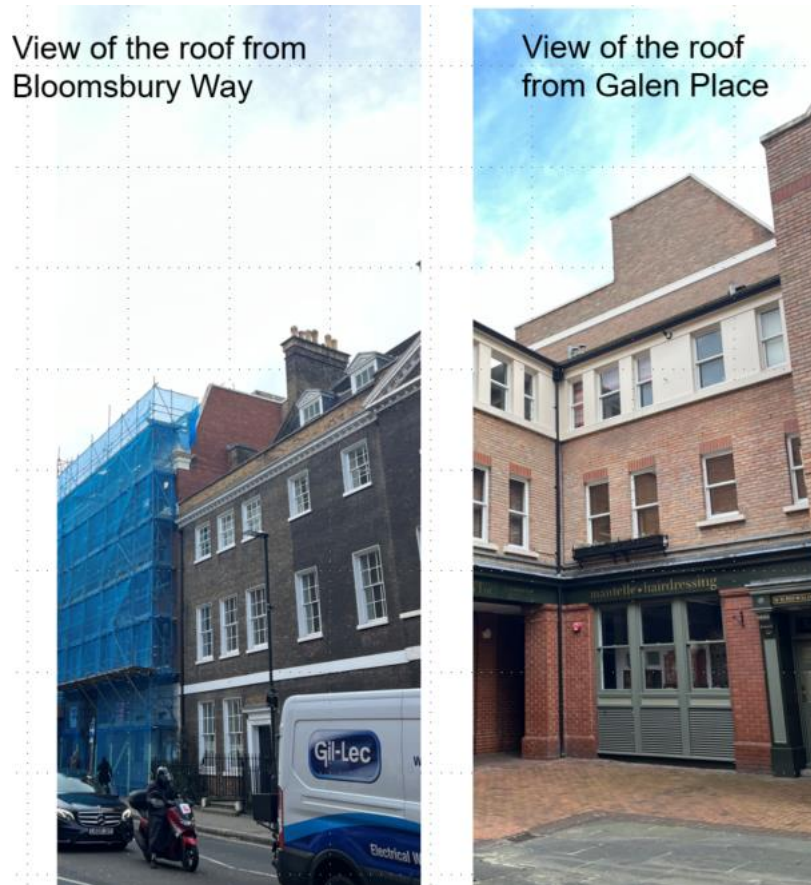


Figure 13 (above): View of roof from Bloomsbury Way and Galen Place

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	14/02/2024
		N/A / attached		Consultation Expiry Date:	25/02/2024
Officer			Application Number(s)		
Elaine Quigley			2023/5351/P		
Application Address			Drawing Numbers		
24-28 Bloomsbury Way London WC1A 2SN			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>  Creation of roof terrace at rear fifth floor level, including installation of associated privacy screens.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	11	No. of objections	10
			No. Electronic	00		
Summary of consultation responses:	Site notices were displayed from 26/01/2024 to 19/02/2024 and press notice was published on 01/02/2024 to 25/02/2024.					
	Following the consultation period 12 objections were received from local residents in flat nos. 4, 5, 6, 16, 18, 24, 26 Russell Chambers, Bury Place, and 3 residents of Russell Chambers who did not provide their address raising the following concerns:					
	1. <u>HERITAGE</u>					
	<ul style="list-style-type: none"><li>Compromising the integrity of the conservation area <i>Officer's response:</i> The associated 1.8m high privacy screen would be set back from the elevations of the building to ensure that any views of the screens would be minimised. See Design and Heritage section 4 of the report</li></ul>					
	2. <u>AMENITY</u>					
	<ul style="list-style-type: none"><li>Loss of daylight <i>Officers response:</i> The proposed 1.8m high privacy screens would be set back between approximately 6m to 20m from the windows of flats within Russell Chambers. Due to the orientation of windows within Russell Chambers in relation to the roof terrace and associated privacy screen views of the screens would mainly be oblique. This would ensure that there would be no harmful loss of daylight to any windows in neighbouring residential flats. See Amenity section 5 of the report</li></ul>					
	<ul style="list-style-type: none"><li>Overlooking <i>Officers response:</i> The proposal includes the installation of a 1.8m high privacy to enclose the roof terrace. This would minimise any direct views into windows of neighbouring residential properties. See Amenity section 5 of the report</li></ul>					
	<ul style="list-style-type: none"><li>Noise <i>Officers response:</i> A noise assessment has been submitted in support of the proposal. This demonstrates that any noise from the use of the roof terrace would not be harmful to the amenity of local residents in terms of noise and disturbance. The roof terrace hours of use would be controlled by condition together with a condition to ensure no music is played. See section Amenity 5 of the report.</li></ul>					
	3. <u>OTHER CONSIDERATIONS</u>					
	<ul style="list-style-type: none"><li>Loss of value to properties <i>Officers response:</i> Loss of value to properties is not a material planning consideration and cannot be taken into consideration as part of the assessment of the application.</li></ul>					

- **Smoking on the roof terrace**

Officers response: *The operational management plan confirms that there will be no smoking on the roof terrace. See section Other Considerations section 6 of the report.*

- **Lights left on in the main building during the evenings impacts sleep**

Officers response: *This is a management issue that should be dealt with by the current occupier / owner*

1 email of support has been received from a local resident. They support the proposal providing conditions on acoustic levels, vibrations, hours of use, capacity and fire doors.

<p><b>CAAC/Local groups* comments:</b></p> <p>Bloomsbury CAAC</p> <p>South Bloomsbury TRA</p> <p>Chair of Russell Chambers Residents Association</p>	<p><b>Bloomsbury Conservation Area Advisory Committee (CAAC)</b> were consulted about the application and confirmed that they have no comments to make on the application.</p> <p><b>South Bloomsbury Tenants and Residents Association (TRA)</b> has raised the following objections:</p> <p><b>Noise</b></p> <ul style="list-style-type: none"> <li>• Sound will reverberate around the external lightwells between the application site and Russell Chambers resulting in unacceptable impact on amenity of local residents</li> <li>• Privacy screen unlikely to add as a sound barrier</li> <li>• Protection of quality of life of local residents who are vulnerable</li> <li>• Proposal is contrary to NPPF paragraph 185 which states planning decision should aim to avoid noise having an adverse impact on health and quality of life and should protect tranquil areas which have remained relatively undisturbed by noise</li> </ul> <p><i>Officers response: A noise assessment has been submitted in support of the proposal. This demonstrates that any noise from the use of the roof terrace would not be harmful to the amenity of local residents in terms of noise and disturbance. The roof terrace hours of use would be controlled by condition together with a condition to ensure no music is played. See section Amenity 5 of the report.</i></p> <p><b>Chair of the Russell Chambers Residents Association</b> has raised the following objections:</p> <p><b>Daylight and views</b></p> <ul style="list-style-type: none"> <li>• Privacy screen would block daylight and views of the sky for lower flats</li> </ul> <p><i>Officers response: The proposed 1.8m high privacy screens would be set back between approximately 6m to 20m from the windows of flats within Russell Chambers. Due to the orientation of windows within Russell Chambers in relation to the roof terrace and associated privacy screen views of the screens would mainly be oblique. This would ensure that there would be no harmful loss of daylight to any windows in neighbouring residential flats. See Amenity section 5 of the report</i></p> <p><b>Noise</b></p> <ul style="list-style-type: none"> <li>• Noise from the roof terrace in the lightwell between the site and Russell Chambers will be amplified. The roof terrace will be difficult to operate without disrupting the quiet enjoyment of the residents in their homes.</li> </ul> <p><i>Officers response: A noise assessment has been submitted in support of the proposal. This demonstrates that any noise from the use of the roof terrace would not be harmful to the amenity of local residents in terms of noise and disturbance. The roof terrace hours of use would be controlled by condition together with a condition to ensure no music is played. See section Amenity 5 of the report.</i></p>
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## Site Description

The application site is located on the north of Bloomsbury Way, east of the junction with Bloomsbury Square and west of Bury Place and south of Galen Place/ Pied Bull Court. The host building is part 4 storey part 5 storey's (including mansard roof). It has an authorised use as Class E commercial use and is occupied as offices.

The flat roof above the fourth floor of the building is a T shape. There is an fire existing access onto the roof from the main front part of the building to the second stair access at the rear part of the building. The building is bounded by a mix of commercial and residential uses; of particular relevance to this application, is the location of the adjacent residential block of Russell Chambers, Bury Place which abuts the site directly to the south-west.

The building is within the Bloomsbury Conservation Area and is identified in the Bloomsbury Conservation Area Appraisal and Management Strategy as a 'positive contributor' to the character of the area.

## Relevant History

Planning application (ref 2023/4668/P) has been submitted for the installation of cycle parking spaces within the lower ground floor lightwell on the western side of the building. This application is **pending consideration**.

A planning application (ref 2023/3777/INVALID) has been submitted for installation of an air conditioning unit and associated enclosure and extract ducts at lower ground floor level within the lightwell on the rear elevation of the building in association with the commercial use. The Council is currently awaiting submission of additional information in order to register the application.

Planning permission (ref 2017/6518/P) was **granted** on 26/02/2018 for installation of 3 x air conditioning units at lower ground floor within the partially enclosed passage.

## Relevant policies

### National Planning Policy Framework (NPPF) (2023)

#### The London Plan 2021

#### Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

C6 Access for all

D1 Design

D2 Heritage

#### Camden Supplementary Planning Guidance

CPG Access for all (2019)

CPG Amenity (2021)

CPG Design (2021)

Bloomsbury Conservation Area Appraisal and Management Plan (2011)

#### Draft Camden Local Plan

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

## Assessment

### 1.0 BACKGROUND

1.1 Prior to the submission of the application the applicant undertook 2 rounds of consultation with neighbouring residents via a mailshot in August 2023 and September 2023. The mailshot included details of the proposal and was sent to residents in Russell Chambers, Bury Place, Pied Bull Court, 7-8 Bloomsbury Square, 9-11 Bloomsbury Square, 31 Bloomsbury Square and 5 Bloomsbury Square. A drop-in session was arranged following the maildrop in November 2023 where representatives from the applicant and consultant team were available to answer any questions. A mock-up of a section of privacy screen was installed on the roof of the building to help demonstrate the height and location of the screen as well as to test the potential noise reducing qualities of the screen. A visit was undertaken to one of the top floor flats (no. 24) in Russell Chambers whose windows face directly onto the roof terrace and photos were taken.

### 2.0 PROPOSAL

2.1 Permission is sought for the following works:

- Creation of a new roof terrace at 5<sup>th</sup> floor level on the roof of the 4<sup>th</sup> floor rear part of the building
- Installation of 1.8m high privacy screen to be wood effect brown composite board
- Use of the roof terrace during office hours (Monday to Friday 9am to 5pm).

2.2 An operation management statement (OMS) has been submitted in support of the application. This advises that the terrace would be used for breakout space for the businesses who rent office space within the building. It is anticipated that no more than 48 people would use the terrace at one time, and it would not be used at weekends. The plan confirms that the terrace would be used by office tenants within the building to provide break out space for work purposes only. They would not be available for private external hire or accessible to any other users. Smoking would be prohibited on the roof terrace. Compliance would be monitored by the building management team.

2.3 The applicant has proposed the following noise controls for the terrace:

- no amplified music or live music would be played on the terrace
- An OMS which confirms that the terrace would be used from 09:00 but would not be used past 17:00 hours (Monday to Friday). After 17:00 hours the building management team would check the terrace to ensure it is clean and tidy

### 3.0 ASSESSMENT

3.1 The main material planning considerations in the determination of this application are considered to be:

- (4) Design and heritage
- (5) Amenity
- (6) Other considerations

### 4.0 DESIGN AND HERITAGE

4.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

4.2 The rear roof of the building includes a flat roof that provides a fire escape route from the main front part of the building to the second stair access at the rear part of the building. It is proposed to create a roof terrace on the roof measuring 132 sq. m. The fire escape route would be retained. The proposed roof terrace and associated privacy screens would not harm the character or appearance of this part of the building. The 1.8m high privacy screens would be constructed and finished using wood effect brown composite board. This timber-like finish would be considered an acceptable material. The supporting documents suggest that the colour of the privacy screen would be wood effect brown composite board. Due to the length of the privacy screen it may have the potential to be

unsightly from private views from local residents windows. In order to ensure that the privacy screen would be a suitable colour a condition would be attached requiring details of the privacy screen to be submitted to the Council for further consideration.

4.3 As stated above, the roof terrace would be enclosed with 1.8m high terrace privacy screens that was be set back 2m from the main building frontages. Public views of this part of the roof are limited to Galen Place where views of the stair enclosure that measures 2.7m in height can be gained. It may be possible to see part of the privacy screen from this view. However as the privacy screen would be set back 1.34m back behind the stair enclosure this would help to reduce any potential visibility of the screens from the street. The proposed roof terrace and associated privacy screen would be sufficiently set back from the main elevations of the building and would not be considered to affect the streetscene from any public vantage points.

4.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

## **5.0 AMENITY**

5.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact for development is fully considered and by only granting permission for development that would not harm the amenity of the neighbouring residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused by the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted by virtue of noise or vibrations.

### Daylight and sunlight

5.2 Concerns have been raised by local residents about loss of daylight as a result of the height and location of the privacy screens. The windows within the rear elevation of Russell Chambers would front onto the rear part of the building where the proposed roof terrace would be located. The daylight to the windows in the lower floors of Russell Chambers would already be compromised by the existing building. The set back of the privacy screen by 2m from the rear elevation of the building would help to ensure that there is no further harm to the level of daylight received by these windows. The proposed privacy screens would not affect the daylight to the windows in the side elevations of the rear wings of Russell Chambers due to their orientation.

5.3 The proposed roof terrace and associated privacy screens at roof level would not be considered to have a harmful impact on the daylight to the neighbouring buildings and would be considered acceptable.

### Overlooking

5.4 The nearest residential properties would be located in Russell Chambers to the southwest that lies approximately 6m from the site.

5.5 The proposed roof terrace would be located on the north west roof of the building. It would measure 132 sq. m and would be accessed from the main building fronting Bloomsbury Way. It would have a capacity to accommodate approximately 48 people. The terrace would be set away from the sides of parapet that surround the roof by 2m. Due to the installation of a 1.8m high privacy screen around the roof terrace there would be no overlooking into the windows of neighbouring properties.

### Sense of enclosure

5.6 The proposed privacy screens would be located between 6.1m (nearest residential window) and 20m (furthest residential window). Views towards the privacy screen from these windows would be oblique or at a satisfactory distance away (see figure 1 and figure 2 below). The remaining windows would be located between approx. 8.8m and 20m from the privacy screens. Given this separation distance the proposed privacy screens would not result in a sense of enclosure to the rooms served by the windows in the neighbouring flats within Russell Chambers.

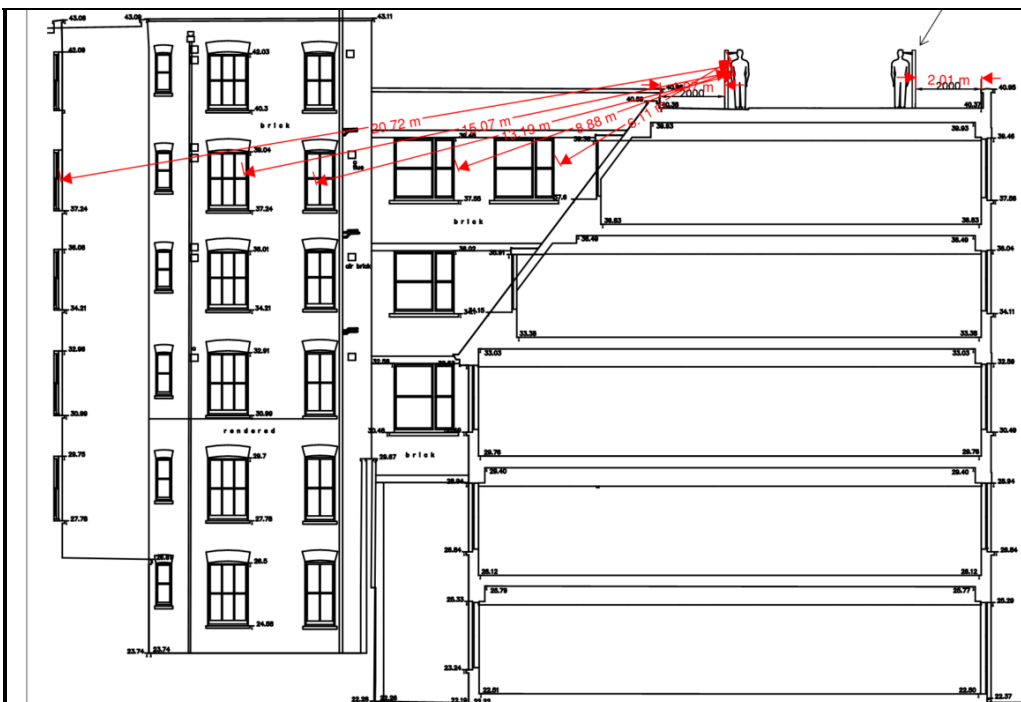


Figure 1 (above):



Figure 2 (above): View from top floor flat (no. 24) Russell Chambers towards the roof terrace with 1.8m high dummy screen shown (photo taken by agent prior to submission of the application).

#### Noise and disturbance from the roof terrace

5.6 Concerns have been raised by local residents of Russell Chambers, the Russell Chambers TRA and the South Bloomsbury TRA about the use of the terrace due to possible excessive noise and disturbance from staff using the outside space.

5.7 The flat roof of this part of the building is adjacent to lightwells that separate this part of the building from the windows of the residents that live in Russell Chambers. The windows mainly appear to serve bedrooms. A noise report has been submitted in support of the application. This has assessed the noise in relation to a single normal voice sound pressure level of 60 dBA at 1m. The calculations have taken based on terrace being used at full capacity (48 people), with approximately 50% (i.e. 24 people) talking with raised voices at a time. The existing ambient noise level of 52 dB is

the assessment criterion that was derived from the existing background sound levels that were measured at the site. The predicted sound level (from speech) at the nearest noise sensitive windows has then been compared against this measured background sound level (measured as 52 dBA from 09:00 and 17:00) to determine the level of noise impact. The predicted noise emission level would be 0.4dBA higher than the existing ambient noise level. Given the noise predictions are based on the roof terrace being fully occupied with half the users speaking louder than the normal voice level, it is considered that the proposed noise levels would be unlikely to cause disturbance to the local residents during the hours of use.

5.8 Air conditioning units had been installed in the lightwell at lower ground floor level without the benefit of planning permission. It has been acknowledged by the applicant that the units were operating above the minimum noise levels and these have been turned off. A planning application has been submitted to relocate the units within the lightwell. Officers are currently waiting for the submission of additional information in order to register the application.

5.9 Concerns have been raised by local residents that the roof terrace is also a fire escape route so would always be accessible. The hours of use of the terrace would be controlled by restricting its use outside the hours of 09:00 hours to 17:00 hours would be restricted to Monday to Friday (no Saturdays, Sundays or Bank Holidays) to prevent disturbance to neighbouring residents. A condition would be attached to secure this.

5.10 The operational management statement (OMS) has been submitted in support of the application. This would include measures to ensure that the noise from the terrace would be controlled. Normally details of a complaint procedure should be included within the OMS to ensure that residents know who to contact if they are concerned or experience any excessive noise from the roof terrace during use by staff. In addition, the Council would require the terrace areas to be vacated and the doors to be closed by 17:00 hours and remain closed until 09:00 hours Monday to Friday. The OMS reflects these hours of use. A condition would be attached requiring an updated OMS requiring details of the complaints resolution procedure (a noise complaint policy and noise procedure that would be put in place by the applicant to record the date, time, name and cause of action following any neighbour complaints), contact names and details of any review process to be submitted to the local planning authority. The use of the roof terrace would be required to adhere to the operational management statement. This would be an enforceable document.

5.11 To ensure that any potential noise from the terrace during its use would be minimised any planning permission would be subject to the condition to ensure that no amplified and no live music would be played on the roof terrace.

5.12 Overall it is considered that the size of the roof terrace, together with the associated privacy screens and the controlled hours of use from 09:00 hours to 17:00 hours would help to minimise any noise or disturbance and would help to ensure that the proposed roof terrace would not have a detrimental impact on neighbouring amenity. In addition, any potential impacts would be successfully mitigated by the OMS.

## **6.0 OTHER CONSIDERATIONS**

### Lighting

6.1 It is not clear if any lighting would be proposed to illuminate the roof terrace during the winters months. An informative would be attached to remind the applicant that any lighting of the roof terrace may require planning permission.

### Smoking

6.2 There are also concerns about people smoking on the roof terrace. Given that the building is currently in office use, it is considered unlikely that the roof terrace would be used as a non-designated smoking area that would attract smokers. The OMS confirms that smoking would be prohibited on the roof terraces. Compliance would be monitored by the building management team.

## **7.0 RECOMMENDATION**

7.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15<sup>th</sup> July 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/5351/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 11 July 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](http://www.camden.gov.uk)

Rackham Planning  
2A High Street  
Bristol  
BS35 2AQ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**24-28 Bloomsbury Way**  
**London**  
**WC1A 2SN**

Proposal:

Creation of roof terrace at rear fifth floor level, including installation of associated privacy screens.

Drawing Nos: Existing:

RWE-INT-BLO-ZZ-DR-I-90-105. rev P00; Drawing no. 7 of 12 rev P1; 8 of 12 rev P0; 9 of 12 rev P0; 10 of 12 rev P0; 11 of 12 rev P0; 12 of 12 rev P0.

Proposed:

RWE-INT-BLO-ZZ-DR-I-90-103.P00; Terrace Elevation section AA 000.0G-00; Terrace Elevation Section BB 000-0G.00; Terrace Elevation Section CC 00-0G.00 rev 00.

Supporting documents:

Heritage Impact Assessment prepared by HCUK Group dated November 2023; Terrace Noise Assessment prepared by 24 Acoustics dated 15/12/2023; Planning Statement prepared by Rackham Planning dated 18/12/2023; Operational Management Plan prepared by Rackham Planning.

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

Condition(s) and Reason(s):

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

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

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

Existing:

RWE-INT-BLO-ZZ-DR-I-90-105. rev P00; Drawing no. 7 of 12 rev P1; 8 of 12 rev P0; 9 of 12 rev P0; 10 of 12 rev P0; 11 of 12 rev P0; 12 of 12 rev P0.

Proposed:

RWE-INT-BLO-ZZ-DR-I-90-103.P00; Terrace Elevation section AA 000.0G-00; Terrace Elevation Section BB 000-0G.00; Terrace Elevation Section CC 00-0G.00 rev 00.

Supporting documents:

Heritage Impact Assessment prepared by HCUK Group dated November 2023; Terrace Noise Assessment prepared by 24 Acoustics dated 15/12/2023; Planning Statement prepared by Rackham Planning dated 18/12/2023; Operational Management Plan prepared by Rackham Planning.

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

- 3 The use of the roof as a terrace shall not commence until the screens, as shown on the approved drawings, has been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 4 The use of the roof terrace hereby permitted shall not be used outside the following times: 09:00 hours to 17:00 hours on Monday to Friday and shall not be used at weekends and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 No amplified or live music shall be played on the roof terrace hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the use of the roof terrace hereby approved, an updated operation management statement shall be submitted to and approved by the local planning authority and shall include details of the complaints resolution procedure (a noise complaint policy and noise procedure that would be put in place by the applicant to record the date, time, name and cause of action following any neighbour complaints), contact names and details of any review process. The operational management statement shall be adhered to throughout the period of its use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of development, the details including colour and finish of the 1.8 metre high privacy screen shall be submitted to and approved in writing by the local planning authority.

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

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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

- 4 The applicant is advised that any lighting associated with the roof terrace hereby approved may require planning permission.

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

Chief Planning Officer

**DRAFT**

**DECISION**