

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>26/07/2013</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>25/07/2013</b>
<b>Officers</b>			<b>Application Number(s)</b>		
Catherine Bond/Eimear Heavey			(i) 2013/3469/P (ii) 2013/3634/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Brunswick Centre Marchmont Street London WC1N 1BP			Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Replacement of existing drainage system including replacement of waterproofing membrane and paving to piazza and podium.					
<b>Recommendation(s):</b>		(i) Grant full planning permission & (ii) Grant listed building consent subject to conditions			
<b>Application Type:</b>		(i) Full Planning Permission (ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	629	No. of responses	11	No. of objections	07
			No. Electronic	05		
Summary of consultation responses:	<p>A <b>site notice</b> was displayed from 28/06/2013 until 19/07/2013 and a <b>press notice</b> ran in the Ham &amp; High from 04/07/2013 until 25/07/2013.</p> <p>One letter of <b>support</b> from Handel Street was submitted stating that the works are much overdue.</p> <p>One <b>comment</b> from a resident of Foundling Court who does not object but, for the past 18 months has been running a community garden for tenants to grow their own vegetables as part of Camden's Green Zone plan. The garden is located outside the Tenants' Hall on the second floor podium of Foundling Court. Although the garden can be moved since the planters are on wheels, those responsible will need written notice of at least two weeks in order to do this.</p> <p>7 letters of <b>objection</b> were received from occupants of Foundling and O'Donnell Court along with Brunswick mansions whilst letters from the artist Susanna Heron and the art consultants HS Projects were also received and raised concerns about the water feature.</p> <p>The main concerns from residents/neighbours raised were as follows:</p> <ul style="list-style-type: none"><li>Noise and disturbance as the building acts as an echo chamber amplifying noise levels;</li><li>Dust and potential health issues arising from the excessive dust – during previous works a child became ill and was hospitalised due to breathing difficulties;</li><li>Re-housing of residents will be required;</li><li>No knowledge of the proposed works;</li><li>The builders will damage the lifts as they will use it for their equipment and this will be at a financial cost to residents;</li><li>Art work should be re-instated with water flowing from the troughs to the pool as originally intended;</li><li>The work should be referred to as Aqua/duct and not as a fountain and it should be highlighted by a plaque and information panel as originally intended;</li><li>The application shows a lack of understanding of the contractual obligations of the owners;</li></ul> <p><b>Officer comment:</b></p> <p>The proposed re-paving of the Brunswick is a necessary maintenance operation which will take place in phases and will not require any residents to be re-housed.</p> <p>Dust and noise are an unfortunate side effect of all building works and</p>					

	<p>cannot be entirely controlled, however, this works will be phased as per the submitted documents and details are requested by condition which will form part of a Construction Management Plan to further protect the amenity of residents and visitors to the centre. This document will control the number of vehicles/ machinery on the site at any time.</p>
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	<p>The art work will be removed and replaced in its existing position following the works. As the water feature has never worked correctly it is not considered appropriate to request that this is secured as part of this application and this is more of a contractual issue between the artist and the owners/management agents of the centre.</p>
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	<p>It is important to note at this point that it was merely the installation of, and not the ongoing maintenance and retention of, the art work which was secured as part of the original S106 legal agreement for the refurbishment of the Brunswick centre. So, although the intention of the parties must have been that it was to be retained and maintained in the form that it was installed, the agreement does not require this.</p>
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**CAAC/Local groups\*  
comments:**  
\*Please Specify

**Bloomsbury CAAC** was consulted, but no response has been received to date.

**The Brunswick Centre Tenants' and Residents' Association** have no objection to the works, subject to:-

- replacement pavers should match the existing, or be of equal quality, or otherwise should be a condition of any approval;
- the 'water feature' should be reinstated and repaired so that it functions as was intended by the artist, controlled by condition;
- phased building works should be contained in restricted areas on the second floor terraces to maintain safe outdoor spaces for residents including children's play areas;
- the hedge on the supermarket roof has never been maintained, three trees in planters are dead or dying due to lack of irrigation and damage is likely to climbers in planters which were intended to 'green' the stair towers;
- the TRA would like to help choose four replacement trees for the second floor terrace;
- the maintenance of the climbing plants next to the stair towers should be a condition of any approval;
- an irrigation and maintenance regime, showing areas of responsibility; and requirements for replacement planting, should be a condition of any approval;
- reinstatement of the second floor terraces to a useable state should be a condition of any approval;
- working hours and noise levels should be closely controlled by condition, with quiet periods, acoustic enclosures to working areas, and respite rooms for residents to be formally agreed with the TRA in advance of the commencement of works;
- due to the inevitable disruption, the freeholder should compensate residents by contributing to TRA funds, to help fund long overdue decoration works in the residential parts;

**Officer comment:**

The proposed works will be phased in order to protect residents, retailers and visitors to the centre. It is not considered appropriate to request that the art work along with the water be re-instated as this has not worked for many years and this is an issue which should be taken up with the owners of the building. The art work will however be replaced in its existing location as it does form part of the listed building. Furthermore, the fact that the hedge has not been maintained is a matter between the tenants and the management agents separately.

## Site Description

The Brunswick Centre was completed in 1972 and comprises dwelling units above a public shopping centre. It is bounded by Bernard Street to the south, Marchmont Street to the west, Handel Street to the north and Brunswick Square to the east. It is designated as a Central London Neighbourhood Centre. The site is Grade II listed and lies within the Bloomsbury Conservation Area.

## Relevant History

01/09/2003 (PSX0104561 and LSX0104562) Approved

Refurbishment of The Brunswick Centre; the forward extension of the existing retail units fronting the pedestrian concourse; the creation of a new supermarket (Class A1) across northern end of the pedestrian concourse; creation of new retail units (Class A1) within redundant access stairs to the residential terrace; erection of new structure above Brunswick Square for potential alternative use as retail (Classes A1, A2, and A3), business (Class B1) or as non-residential institutions (Class D1); redesign of the cinema entrance; redesign of existing steps and ramps at the Brunswick Square, Handel Street and Bernard Street entrances; removal of two existing car park entrances at pedestrian concourse level; installation of retail display windows within Bernard Street elevation; redesign of the existing southern car park stairway; replacement of waterproofing layers to the pedestrian concourse and the residential terrace; concrete repair works and introduction of new hard and soft landscaping surfaces and works.

## Relevant policies

**National Planning Policy Framework (NPPF) 2012**  
**London Plan 2011**

### **LDF Core Strategy and Development Policies**

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance 2011 (amended 2013)**

CPG1 Design

CPG6 Amenity

**Bloomsbury Conservation Area appraisal and management strategy**

## Assessment

### Proposal

- To resolve the existing water penetration it is proposed to carry out the phased replacement of the existing paving and waterproofing of the Podiums and Piazza. This will also require the careful removal, storage and replacement of the existing planting, benching and water features, at each level.

### Background

- The Brunswick Centre, which is constructed from in situ concrete cast with a fair-faced finish, was completed in 1972. It comprises a 'ground' level which is raised above street level and is accessed via ramps and steps, it is referred to as the 'Piazza' and sits above two levels of below ground car parking. The Piazza provides the main horizontal access to the commercial activities in the complex. Accommodation is provided on this level for a number of retail units as well as providing entry/exit points to the car parking levels and to the residential blocks above. The Renoir Cinema entrance is also at this level.
- Above the Piazza, the access controlled steps and lift give access to the 'Podiums', two open spaces taking the form of open terraces which serve the two residential perimeter blocks, Foundling and O'Donnell Courts. These two blocks are in the form of extruded ziggurats. Most of the flats are accessed from the vertical stair cores flanking Brunswick Square and Marchmont Street.
- The major refurbishment, which was completed in 2006, pursuant to the grant of planning permission ref PSX0104561 and listed building consent ref LSX0104562, made a number of changes to the external appearance of the Brunswick Centre, namely the main structure was repaired and painted, the retail fronts were replaced in steel and glass with fabric canopies, and the paving to the Piazza and Podium levels was replaced with granite.
- At this time the waterproofing membrane under the paving and much of the surface water drainage were replaced. These measures have not been effective and have resulted in water backing up onto the paved surfaces and to a number of persistent leaks through the main concrete fabric and into the retail units and the car park below. Localised repairs in recent years have been unsuccessful, so the Centre's management are applying to take up all of the paving and replace the waterproof membrane in full.
- The applicants have been advised that since the existing granite paving is bedded on cement, they are likely to be too many breakages to be able to reuse it on this site due to the reduced quantity of material. The applicant has therefore selected a new granite slab, but one which is as close a match as possible to the existing.
- It is proposed to replace the existing syphonic drainage system (where water collects in the gutters until they are full and then air is expelled from the pipes and the water travels at high speed/velocity to a designated outlet) with a simpler gravity system similar to that originally installed at the centre.

The **main planning considerations** are: design/impact on the listed building and on the surrounding conservation area; issues relating to neighbour amenity; transport and other issues.

### Works to the Podiums

- The granite-paved Podiums flood locally around their rainwater outlets after heavy or persistent rainfall. The rainwater from the flat's balconies also discharges over the paving, creating a slip hazard. The existing small-bore syphonic drainage passes through the retail units below. The

paving is laid to falls and has a perimeter granite skirting. The design intention is to replicate this appearance, but to achieve this by using loose laid slabs on spaces with drainage channels at low points. This will allow the surface water to drip below the surface and run to the new outlet positions. The granite skirting will be replaced.

- To achieve a new gravity drainage system, the existing pipe system needs to be enlarged. The original drainage was cast into the external concrete structure which has run vertically through the retail units since the refurbishment completed in 2006. The applicants therefore do not want to risk using the old pipework which is both inaccessible and near the end of its life. It is therefore proposed to integrate the new drainage with the previous replacement shopfront structures. To avoid disruption to the existing retail unit lighting and shop signs, it is proposed as the least intrusive solution to install a simple, streamlined pipe system colour-coated to match the existing shopfront structure, which will integrate visually with the continuous wall of glazed shopfronts on each side of the Piazza.

### **Works to the Piazza**

- The granite-paved Piazza provides access to the retail units, car park and flats and forms a popular outside space for visitors to the Centre. After heavy or persistent rainfall the Piazza floods around its rainwater outlets. The paving is laid to falls and tightly abuts the new shopfronts. It is intended to replicate the existing appearance by installing solid bedded slabs with drainage channels at low points, which will allow the surface water to drop below the surface more readily. The loose laid solution would not be practical at this level due to the requirement for occasional vehicular maintenance traffic.

### **Works to the underground car parks**

- The existing drainage system which penetrates through the podium and piazza are collected in the siphonic drainage system. The siphonic drainage system is to be removed and replaced with a gravity fed system principally constructed from cast iron to varying diameters. The new downpipes from the piazza and podium will eventually accumulate in the new downpipes which will discharge into the existing underground drains which are not due to be renewed.
- It is considered that the proposed works are a necessary maintenance operation to combat an ongoing drainage problem, and the fact that the replacement granite paving stones will match existing in so far as is possible, and the new pipes will be integrated within the shopfront structures the historic character of the building will be preserved. In light of this the proposal is considered to accord with Policies DP24 and DP25 of the LDF.

### **Impact of the proposal on neighbour amenity**

- By their nature the proposed re-paving works will not result in any issues with regards to overlooking or loss of privacy/outlook but the construction works could impact on residents and retailers/visitors with regards to dust, noise and vibration levels. The applicant has addressed Policies CS5 and DP26 and has submitted both a construction method statement along with a drawing outlining the phasing of the project at podium and piazza levels.
- The phasing report states that the contractor must minimise dust creation throughout the contract period and ensure suitable bagging equipment is used at all times.

### **Transport implications of the proposal**

- It is expected that the proposed works will take approximately 12-18 months. As noted previously, the applicant has submitted a phasing plan for the development in line with Policy DP16 and CPG6 which states that all site related vehicles must be scheduled in such a way so as to never block the service roads in to the centre. It is intended to create 2 site compounds, one at Handel Street, which will be the main contractors' compound and one at Bernard Street which will be for

access when undertaking works to various parts of the building.

- The phasing document has been assessed by the Councils Transport Department who feel that although many aspects of the development have been addressed, further information is required with regards to the proposed contractor's compounds, and the location of the hoist. Bernard Street has a disabled parking bay in the location currently shown for use as a compound which is unacceptable. In addition it is unacceptable to use part of the footway for a compound, whilst the presence of large mature trees may preclude the use of this area in any event.
- It is also considered that the removal of the paving stones will result in approx 10 construction trips per day and further information on how this will be managed is required.
- The CMP will be secured via condition in this instance.
- It is acknowledged that the proposal to use a similar material to the existing granite paving slabs makes sense in terms of aesthetics, durability etc. However, there are concerns about pedestrian safety when such materials are wet. Therefore it is recommended that the applicant use a paving slab with a non-slip surface, this will also be secured by planning condition.
- Furthermore, it is noted that works to the piazza will be carried out to one third the width at a time to ensure that pedestrian flow is not overly compromised. Additionally, access to the individual retail units will be maintained throughout the works and this will be via one leaf of the double entrance door whilst works are being undertaken on the other leaf.

#### **Other issues – Art work/water feature**

- The artist Susanna Heron, who commissioned the art work for the Brunswick centre, has no objection to the application subject to the art work being reinstated as its original intention. Ms Heron's letter acknowledges that from the start there were problems with the water feature which were never resolved and as a result the art work has not worked as it should for a considerable amount of time. However as this is more of a contractual issue for the artist to pursue it is not considered appropriate to place the onus on the applicant to resolve this issue through this planning application.
- It is worth noting at this point that, although the art work is listed, along with the Brunswick centre the S106 legal agreement which accompanied the refurbishment works in 2002 merely required the installation of the art work and not its ongoing maintenance.
- The art work will be removed and will be replaced in its existing location following the repaving works. A company called Art Fabrications have produced a method statement for removal and replacement of the public art and, in order to protect the art work during the works, these documents will be secured by condition.

#### **Conclusion**

The proposed repaving of the Brunswick centre is necessary in terms of maintenance of the building and the new paving is not considered to impact detrimentally on the character of the building or the surrounding conservation area. Furthermore, the proposed documents submitted by the applicant are considered to be sufficient in protecting the amenity of residents and retailers and visitors to the centre during the construction works and as such the scheme is considered to comply with the relevant policies of the LDF (CS5, CS11, CS14, DP16, DP17, DP24, DP25 and DP26) and Camden Planning Guidance.

**Recommendation:** Grant planning permission subject to conditions.

**DISCLAIMER**



Decision route to be decided by nominated members on Monday November 11<sup>th</sup> 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'.

Jones Lang LaSalle Ltd.  
22 Hanover Square  
London  
W1S 1JA

Application Ref: **2013/3469/P**  
Please ask for: **Catherine Bond**  
Telephone: 020 7974 **2669**

07 November 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**Brunswick Centre  
Marchmont Street  
London  
WC1N 1BP**

**DECISION**

#### **Proposal:**

Replacement of existing drainage system including replacement of waterproofing membrane and paving to piazza and podium.

Drawing Nos: Os extract; Method statement by art Fabrications for dismantling of public art; Method statement by Art Fabrications for reinstallation of public art; brunswick Centre Method Statement dated 31/05/2013; Brunswick Centre Project Phasing and Site Logistics Outline Requirements dated 14/05/2013; Heritage and Planning statement by JLL dated 31/05/2013; Design and access Statement; Piazza Level Ex General arrangement; Podium level Ex General arrangement; D3003RevD; Proposed Piazza Drainage layout sheets 1 -4; Proposed Podium level Drainage layout sheets 1- 4; Proposed drainage layout upper car park sheets 1-4; D3003RevD; D3004RevB; D3000 RevC; B053; D3001RevB; 3002RevB; B051RevD; B052RevD; D3005RevA

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

Conditions and Reasons:

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Os extract; Method statement by Art Fabrications for dismantling of public art; Method statement by Art Fabrications for reinstallation of public art; Brunswick Centre Method Statement dated 31/05/2013; Brunswick Centre Project Phasing and Site Logistics Outline Requirements dated 14/05/2013; Heritage and Planning statement by JLL dated 31/05/2013; Design and Access Statement; Piazza Level Ex General arrangement; Podium level Ex General arrangement; D3003RevD; Proposed Piazza Drainage layout sheets 1 -4; Proposed Podium level Drainage layout sheets 1- 4; Proposed drainage layout upper car park sheets 1-4; D3003RevD; D3004RevB; D3000 RevC; B053; D3001RevB; 3002RevB; B051RevD; B052RevD; D3005RevA.

Reason:

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

- 4 The removal and reinstatement of the public art feature shall be undertaken in strict accordance with the method statements for dismantling and re-installation of public art work submitted by art Fabrications Ltd.

Reason: To safeguard the listed art work in accordance with the requirements of Core Strategy Policy CS5(Managing the impact of growth and development) and Development Policy DP25 (conserving Camden's Heritage) of the London Borough of Camden Local Development Framework 2010.

- 5 No development shall begin until details of non-slip replacement granite paving stones to be used for the proposed development are submitted to and approved in writing by the planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to ensure pedestrian safety in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (securing high quality design) and DP25 (conserving

Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to development, a Construction Management Plan/Construction Logistics Plan setting out measures for ensuring highway safety and management of service vehicles, deliveries and waste (including removal of paving stones) throughout the construction period shall be submitted to and approved by the local planning authority. The measures contained in the Construction Management Plan / Construction Logistics Plan shall at all times remain implemented throughout the duration of the proposed repaving works.

Reason: In order to protect the pedestrian environment of the Brunswick centre and the amenities of the area generally in accordance with policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

#### 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 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 It will be necessary for the contractor to agree all aspects of their proposals for the site compounds with Rob Slaney in our Network Management team. He can be contacted on 020 7974 5959 or [Robert.slaney@camden.gov.uk](mailto:Robert.slaney@camden.gov.uk).
- 4 Handel Street is unsuitable for use by large vehicles, whilst vehicular access to the TA Centre must be maintained at all times.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

**DRAFT**

**DECISION**

Jones Lang LaSalle Ltd.  
22 Hanover Square  
London  
W1S 1JA

Tel 020 7974 4444  
Fax 020 7974 1930  
Textlink 020 7974 6866

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Application Ref: **2013/3634/L**  
Please ask for: **Catherine Bond**  
Telephone: 020 7974 **2669**

07 November 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

#### **Listed Building Consent Granted**

Address:  
**Brunswick Centre  
Marchmont Street  
London  
WC1N 1BP**

**DECISION**

#### **Proposal:**

Replacement of existing drainage system including replacement of waterproofing membrane and paving to piazza and podium.

Drawing Nos: Os extract; Method statement by Art Fabrications for dismantling of public art; Method statement by Art Fabrications for reinstallation of public art; Brunswick Centre Method Statement dated 31/05/2013; Brunswick Centre Project Phasing and Site Logistics Outline Requirements dated 14/05/2013; Heritage and Planning statement by JLL dated 31/05/2013; Design and Access Statement; Piazza Level Ex General arrangement; Podium level Ex General arrangement; D3003RevD; Proposed Piazza Drainage layout sheets 1 -4; Proposed Podium level Drainage layout sheets 1- 4; Proposed drainage layout upoper car park sheets 1-4; D3003RevD; D3004RevB; D3000 RevC; B053; D3001RevB; 3002RevB; B051RevD; B052RevD; D3005RevA.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

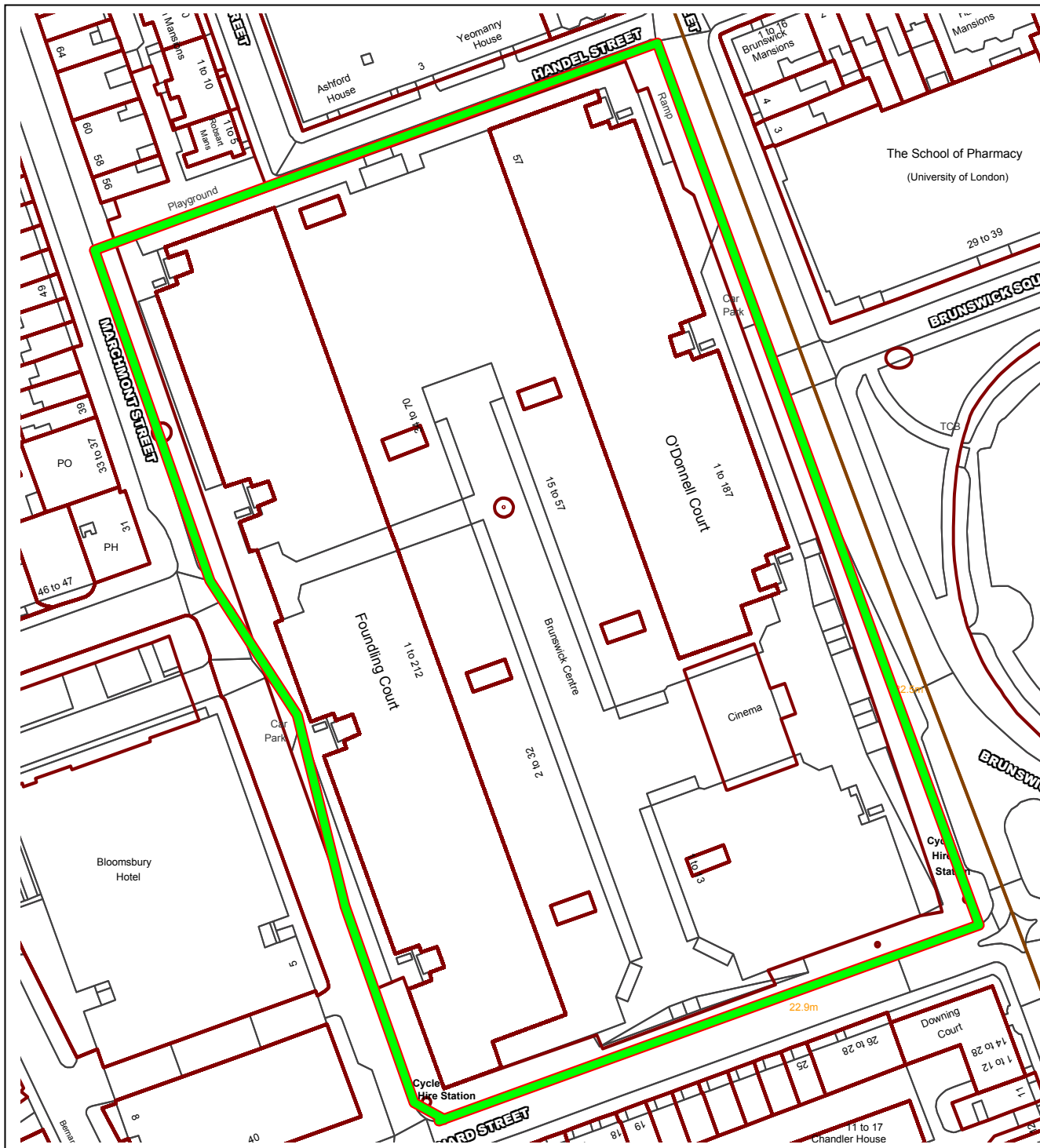
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

# Brunswick Centre



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Brunswick Centre Piazza



Brunswick Centre Piazza with podium level above canopy.