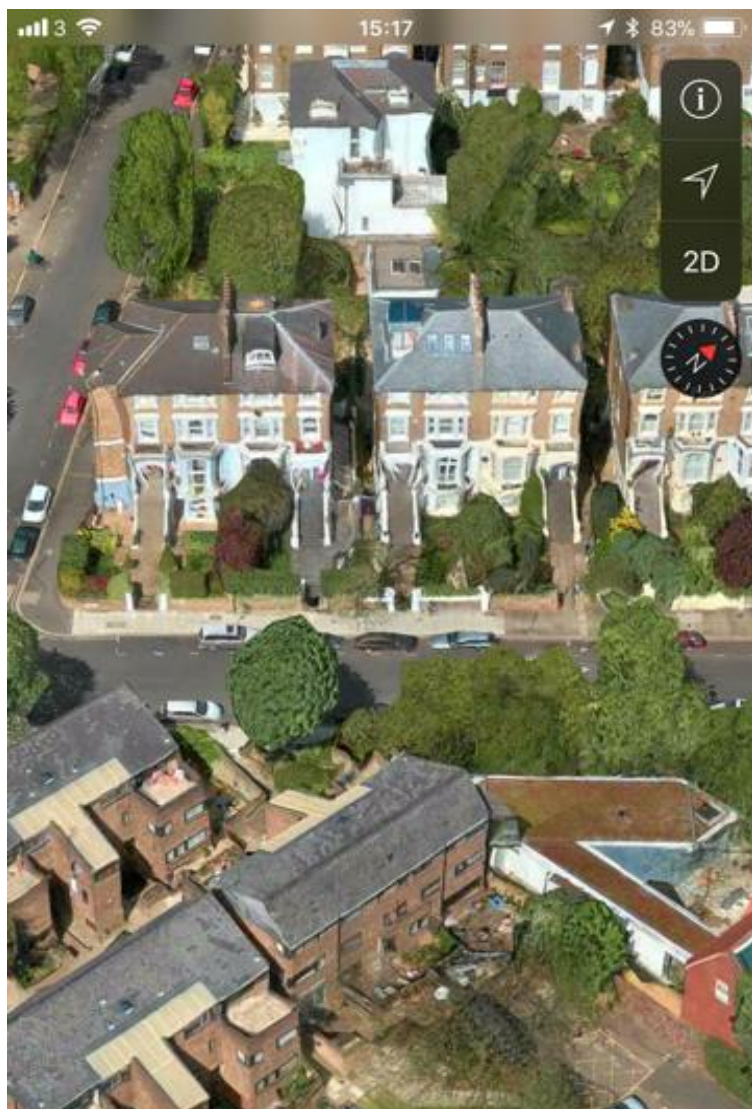
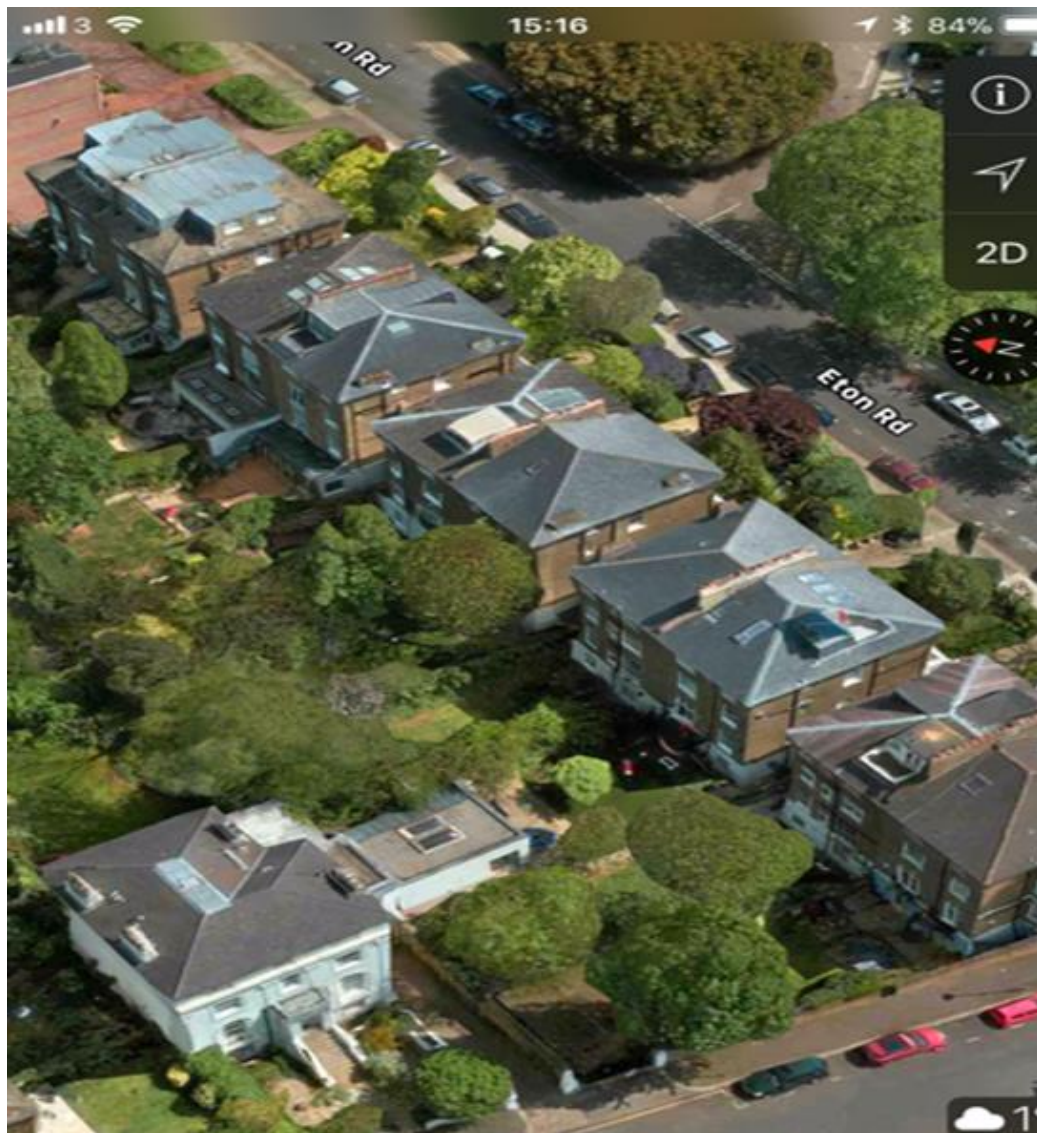


# 2017/5616/P 14 Eton Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.





1,2. Aerial views of the front and rear/side elevations.





3,4. Front Elevation showing the side passage





5,6. Rear and side elevations



7. Views of the side passage.





8. Existing outbuilding in rear garden.

<b>Delegated Report</b> <b>(Member's Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/12/2017	
		N/A		<b>Consultation Expiry Date:</b>		23/11/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2017/5616/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 Eton Road London NW3 4SS				See draft 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 the detached studio building to the rear of the garden by a new outbuilding with a sloping green roof and excavated ground level; erection of a rear extension with enlarged roof terrace above and screen planters; erection of a single storey side infill extension to the flank elevation; erection of 2 refuse and cycle stores to the front garden; and associated lowering of rear garden level with new hard and soft landscaping works.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full planning permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses No. electronic	01 01	No. of objections	01
<b>Summary of consultation responses:</b>		<p>Site Notice 08/11/2017 – 29/09/2017. Press Notice: 09/11/2017 – 30/11/2017.</p> <p>The owner/occupier of No <u>16 Eton Road</u> has objected as follows:</p> <ul style="list-style-type: none"> <li>Garden Room will become an additional residential dwelling;</li> <li>There appears to be a discrepancy between the site boundary shown on the site plan (00/000) and the boundary noted on the Construction Management Plan (v.21);</li> <li>Construction works- we request there is no noisy works programmed;</li> </ul> <p><i>The <u>officer's responses</u> are as follows:</i></p> <ul style="list-style-type: none"> <li><i>A condition has been attached to maintain the garden studio as ancillary residential accommodation and not to be used as a separate residential dwelling;</i></li> <li><i>The site boundary has been revised and is now annotated to represent the boundary of the host building;</i></li> </ul>					

	<ul style="list-style-type: none"> <li>• <i>A Construction Management Plan submitted with the application sets out the principle of the mitigation measures proposed as part of the proposal. The CMP lists the relevant timetable for construction activities that would help to minimise noise and road impacts to and from construction site.</i></li> </ul>
Eton CAAC:	<p><u>Eton CAAC</u> raised the following objection:</p> <ul style="list-style-type: none"> <li>• The proposal would be at odds with the special character and appearance of the conservation area and would not be compliant with CPG Design;</li> <li>• The side extension would disrupt the harmony of the gaps between the properties on the north side of Eton Road;</li> <li>• No objection in principle to the rear extension. However, strongly support the statement in Camden's Design Guidance; that 'they respect and preserve the original design and proportions of the building, including its architectural period and style';</li> <li>• The proposed garden room would be lowered by 1.7m, which is a really considerable figure. Yet despite such a lowering of level, the new garden building is, in part, to be the same height as the old one and retaining the height would be insensitive.</li> </ul> <p><u>The officer's responses</u> are as follows:</p> <ul style="list-style-type: none"> <li>• <i>The proposed infill side extension would be no higher than the front porch. Moreover, the proposed extension would be similar in height with the gate to the flank west elevation. As such, the design and appearance is in general accordance with planning policy and guidance. In light of the above, it is not considered that the side addition would have a detrimental impact on the conservation area;</i></li> <li>• <i>There are examples of full width rear extensions to the rear of the neighbouring properties. Whilst it is noted that the host building is semi-detached and no.13 does not have a rear extension, the principle of the rear extension is acceptable given its limited bulk and scale;</i></li> <li>• <i>The garden studio is addressed in paragraphs 2.3 to 2.4 below.</i></li> </ul>

## Site Description

The application site relates to a three storey with lower ground floor semi-detached dwelling house on Eton Road in close proximity to the junction with Fellows Road. The surrounding area is predominately residential with similar three storey semi-detached dwellings.

The application site is listed as a positive contributor to the character and appearance of the Eton Conservation Area.

## Relevant History

**20512** - Planning permission was granted on 02/06/1975 for the erection of a single storey front extension to the studio building at the rear. Conditions of this permission states:

- 1) *The building and extension shall be used only as a studio incidental to the enjoyment of a dwellinghouse, and no commercial usage shall be undertaken.*
- 2) *The building and extension shall not be used for the purpose of the human habitation.*



**2013/0134/P** - Planning permission was granted on 13/03/2013 for the alterations at roof level including installation of dormer window with terrace in side roofslope and 2 x rooflights in front and rear roof slopes all in connection with existing flat (Class C3).

**2013/4295/P** - Conversion of two self-contained flats into one residential unit (Class C3) including alterations to main side elevation and alterations to rear (ancillary) studio building.

## **Relevant policies**

### **National Planning Policy Framework 2012**

#### **London Plan 2016**

#### **The Camden Local Plan 2017**

A1 Managing the impact of development

A3 Biodiversity

A5 Basements

CC1 Climate change

CC2 Adopting to climate change

D1 Design

D2 Heritage

G1 Delivery and location of growth

T1 Prioritising walking, cycling and public transport

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

#### **Camden Planning Guidance (2015 to 2017)**

CPG1 Design

CPG3 Sustainability

CPG4 Basements

CPG6 Amenity

CPG8 Planning Obligations

### **Eton Conservation Area Appraisal and Management Strategy 2002**

## **Assessment**

### **1. Proposal**

1.1 Planning permission is sought for-

- the erection of a single storey infill extension with green roof above alongside flank elevation,
- erection of a single storey rear extension with roof terrace above, staircase access to garden and rear patio plus associated excavation,
- demolition of the garden studio in the rear garden and its replacement by a new studio building with pitched green roof and glazed façade plus associated excavation for its lowered level,
- replacement of the ground floor window to the rear,
- erection of a bin & cycle storage area to the front garden,
- new hard and soft landscaping arrangements with lowering of rear garden lawn level.

1.2 The key considerations material to the determination of this application are summarised as follows:

- Design and appearance and impact on the Eton Conservation Area
- Impact on trees
- Residential amenity
- Basement excavation

### **2. Design and appearance**

#### Garden Studio

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.2 The CPG1 design guidance states that new outbuildings should ensure the siting, location, scale and design have minimal visual impact on and be visually subordinate to the host garden. The proposed garden studio would be constructed using masonry, with vertical timber cladding, sloping pitched roof and glass windows and doors facing the main dwelling. It should be noted that the proposal would be an enhancement of the existing outbuilding both in size and appearance, given its overall reduction in length and the proposed materials and design used.

2.3 The proposed garden studio would measure approximately 9m in depth, 6m in width and 4m at its highest point measure approximately 6 to 8m at its deepest point, 9m in width and 2.5 to 4.3m in height. Essentially the new studio would have the same footprint as the existing one, but it would be lowered into the ground by approx. 1.5m to reduce its bulk so that the front wall is much lower- there is a new pitched roof sloping from the rear at its current height of 4.3 down to a new lower front facade of 2.5m high towards the host building. The roof would have an extensive wildflower meadow green roof to further soften its impact. It considered that the overall form and design would significantly reduce the bulk and visual dominance of the existing studio with its blank oppressive façade and would represent an enhancement of the existing situation and its impact on the rear garden landscape and neighbour amenity. The inclusion of the green roof would be in accordance with policies CC1 and CC2 of the Local Plan 2017.

2.4 The proposed garden studio would be constructed using a combination of dark timber cladding, green roof and metal windows and, given its reduced scale, would be visually subordinate thus the proposed garden studio is considered to be in general compliance with policies D1 and D2. Details of the materials and green roof will be secured by condition. A condition is also attached to ensure the garden studio remains as ancillary residential accommodation and not as a separate residential dwelling unit.

#### Side Infill extension

2.5 The existing side passage would be enclosed for an infill extension to the flank (west) elevation. The proposed extension would measure approximately 15m in length x 1.6m in wide and 2.4m high (from lower-ground floor level). The majority of the properties within the terrace have maintained their separation. Whilst the conservation area statement states that infilling the gaps between pairs of semi-detached villas may disrupt the rhythm of development in the street, it is considered that in this instance this single storey infill extension would have no visual impact on the streetscene and public realm due to it being level with or lower than the height of the existing gate so that it would not be visible.

2.6 The proposed extension to the flank elevation would be match existing building lines and would include rebuilding the side boundary gate. No objection is raised in regards to the proposed design and appearance, which would consist of matching brick with timber door. Furthermore it would have a green roof to improve biodiversity. The proposed single storey side extension is considered an appropriate scale to maintain a subservient appearance to the host building and would be set back approximately 2.1m from the proposed rear extension.

#### Rear Extension

2.7 The proposed rear extension would measure approximately 2.1 in depth, 7.2m in width and 2.9m in height (following 1.6m excavation to the rear of the host building) to the lower-ground floor level. The existing garden measures approximately 13.3m and the proposed rear extension would measure approximately 12.5m. Therefore, 92% of the original garden space remains to the rear. The proposed lightweight appearance, consisting of glazed façade with matching brickwork, would complement the host building in terms of both materials and design and would not add appreciable bulk to the building. As such, it would not detract from the general appearance of the host building or character of the adjoining properties and conservation area.

#### Proposed ground floor terrace

2.8 The existing rear elevation metal balustrade and staircase would be demolished and be replaced by a metal balustrade and new external staircase for a new roof terrace above the new extension. The proposed roof terrace would replace the existing 5.9m wide balcony and would measure approximately 7.2m in width and 2.5m in depth. The proposed terrace would have black metal balustrades to match the existing and raised planters along the boundary with the neighbouring properties.

2.9 Given the scale and setting of the proposed roof terrace and example of a ground floor terrace at no. 16 Eton Road, the proposed terrace is not considered harmful to the character and appearance of the host building or the surrounding terrace. In addition, the design and material would be sympathetic to the host building.

2.10 The proposed separate bin and cycle stores in the front garden are appropriate in scale, location and design, using timber cladding and green roofs. They will have minimal impact on the streetscene, given the current high garden boundary wall.

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

### **3. Excavation works**

3.1 CPG4 (Basements) states that the Council will only permit basement development where it does not cause harm to the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees. CPG4 further states that any exposed area of basement should remain subordinate to the building being extended; respect the original design and proportions of the building, including its architectural period and style; and retain a reasonable sized garden.

3.2 The proposed excavation is not for a new basement but for only lowering the garden levels in 3 parts- the new studio outbuilding will be lowered with excavation by approximately 1.5m; the rear extension of the host building will involve lowering the garden level by a similar depth extending 4m from the house. In addition the whole intervening garden lawn will be lowered by approx. 0.4 – 0.7m depth.

3.3 The applicant has submitted a Basement Impact Assessment supplemented by a Structural Design Philosophy and a construction method statement, which has been assessed and audited by Campbell Reith. The BIA auditors considers that the impact on neighbouring structures is likely to be category B requiring a full BIA Statement in accordance with CPG4. The auditors state that the BIA has been prepared using individuals who possess suitable qualifications.

3.4 Campbell Reith have made the following conclusions. The BIA has confirmed that the proposed lower ground floor, at the main house and the garden room, will be founded within the London Clay formation which was encountered from a depth of 0.75m at the site beneath a layer of Made Ground, thus the excavation of a max 1.7m depth will be within London Clay. It is unlikely that the ground water table will be encountered during basement foundation excavation. There will be no impacts to the wider hydrogeological environment. Investigation of the below ground soils and neighbouring foundations has been carried out, and this along with the groundwater monitoring undertaken is considered sufficient to inform construction methodology. A ground movement assessment (GMA) has been undertaken which indicates damage to neighbours of Category 0 (Negligible). Considering the limited depth of excavation and assuming good workmanship, this is accepted. The BIA recommends that a structural monitoring strategy is implemented during the works and states that movements should be limited to a maximum of 5mm. This should be undertaken. There will be an increase in permeable site area, as the proposal includes a green roof on the Garden Room. There will be no impacts to the wider hydrological environment. Thus the BIA is considered to meet the requirements of CPG4.

3.5 A condition requiring the basement to be built in accordance with the BIA recommendations about a structural monitoring strategy has been attached accordingly.

### **4. Trees and landscaping**

4.1 The agent maintains that trees T7 and T8 would be maintained and adequately protected to the front elevation; the trees to the rear garden T1 and T2 would be lost due to the proposed works. The submitted Arboricultural report has been assessed by the tree officer who has raised no objection to the proposed works.



The trees to be removed are of little consequence and their loss will not impact on the overall character and appearance of the area. The method statement adequately demonstrates how the trees to be retained will be protected in line with BS5837:2012. Tree protection and details of landscaping will be secured by condition.

## **5. Transport**

5.1 A Construction Management Plan was submitted with the proposal. Transport officers have reviewed this and consider it to be acceptable; however they think that the development will not require it to be secured via a S106 as the development is not considered to be a large scale one.

## **6. Amenity**

6.1 The Local Plan Policy A1 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration. It is considered that the proposals would not have a detrimental impact in this regard.

6.2 The garden studio would replace the existing one and would be similar in footprint and lower in height at the front. It is considered that the proposed garden studio would not exacerbate any existing impact on daylight, sunlight and outlook. Any overlooking from the new glazing would be back to the host building itself.

6.3 Due to the height of the boundary wall and the existing trellis along the boundary with no.13 being higher than the proposed rear extension, it would no impact on light or outlook to the neighbour. Similarly the rear and side infill extensions would have limited impact on the neighbour at no.15 Eton Rd due to existing high boundary walls here.

6.4. The proposed ground floor roof terrace would be larger than the existing balcony, both in width and depth, and may have more potential for overlooking to no.13's rear window. A planted screen is proposed and a condition will be attached to secure details of this.

## **Recommendation**

Grant planning permission subject to conditions

### ***DISCLAIMER***

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5<sup>th</sup> March 2018, 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: 2017/5616/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 1 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

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

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

Undercover Architecture  
48 Mornington Terrace  
London  
W1 7RT

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**14 Eton Road**  
**London**  
**NW3 4SS**

# DECISION

#### Proposal:

Replacement of the detached studio building to the rear of the garden by a new outbuilding with a sloping green roof and excavated ground level; erection of a rear extension with enlarged roof terrace above and screen planters; erection of a single storey side infill extension to the flank elevation; erection of 2 refuse and cycle stores to the front garden; and associated lowering of rear garden level with hard and soft landscaping works.

Drawing Nos: ADL/14ETR/APX-B REVD; 00/001 REVC; 00/050 REVC; 00/101 REVC; 00/102 REVC; 00/110 REVC; 00/200 REVC, 00/201 REVC; 00/210 REVC; 00/250 REVC; 05/001 REVC site plan; 05/003 REVC; 05/050 REVC; 05/101 REV C lower-ground floor; 05/102 REV C; 05/110 REVC; 05/200 REVC; 05/201 REVC; 05/210 REVC; 05/210 REVC Proposed garden room section, 05/250 REVC; ADL/14ETR/RP/01; Arboricultural Report commission by ACS Consulting no date; Basement Impact Assessment (BIA) by Site Analytical Services Ltd dated September 2017; Basement Impact Assessment Statement by StructureMode, dated 26th September 2017; Design and Access Statement by Undercover dated October 2017; Geotechnical Desk Study by Site Analytical Services Ltd dated September 2017; Ground Movement Assessment (included in Bore Survey), by Fairhurst dated 13 September 2017; Planning and Heritage Statement by ECE Planning, dated September 2017; Construction Management Plan by ADL Planning Ltd. rev. C dated July 2017; JG Pest Control dated 30th June 2017; Noise and Dust Assessment no date; CMP news letter dated 8th January 2017; Ion Acoustic dated 2nd August 2017; and Site Analytical Services LTD Scoping and Analytical data no date.

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: ADL/14ETR/APX-B REVD; 00/001 REVC; 00/050 REVC; 00/101 REVC; 00/102 REVC; 00/110 REVC; 00/200 REVC, 00/201 REVC; 00/210 REVC; 00/250 REVC; 05/001 REVC site plan; 05/003 REVC; 05/050 REVC; 05/101 REV C lower-ground floor; 05/102 REV C; 05/110 REVC; 05/200 REVC; 05/201 REVC; 05/210 REVC; 05/210 REVC Proposed garden room section, 05/250 REVC; ADL/14ETR/RP/01; Arboricultural Report commission by ACS Consulting no date; Basement Impact Assessment (BIA) by Site Analytical Services Ltd dated September 2017; Basement Impact Assessment Statement by StructureMode, dated 26th September 2017; Design and Access Statement by Undercover dated October 2017; Geotechnical Desk Study by Site Analytical Services Ltd dated September 2017; Ground Movement Assessment (included in Bore Survey), by Fairhurst dated 13 September 2017; Planning and Heritage Statement by ECE Planning, dated September 2017; Construction Management Plan by ADL Planning Ltd. rev. C dated July 2017; JG Pest Control dated 30th June 2017; Noise and Dust Assessment no date; CMP news letter dated 8th January 2017; Ion Acoustic dated 2nd August 2017; and Site Analytical Services LTD Scoping and Analytical data no date.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) details of all windows, external doors and gates;
- b) details of all facing materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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

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

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved tree protection details.

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

- 8 Prior to commencement of development, full details in respect of the living roofs on the outbuilding and side extension, as indicated on the approved roof plans, shall be submitted to and approved by the local planning authority. The details shall include:
- a). a detailed scheme of maintenance;
  - b) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used for large areas of green roof;
  - c) full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved prior to construction and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the northeast side of the proposed roof terrace of the rear extension facing 13 Eton Road prior to commencement of use of the roof terrace and shall be permanently retained.

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.

- 10 The new outbuilding hereby approved shall only be used for purposes incidental to the residential use of 14 Eton Road and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1, H6, H7 and G1 of the Local Plan 2017.

- 11 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment and other supporting documents and reports hereby approved, namely requiring that a structural monitoring strategy is implemented during the works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 12 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



**DRAFT**

**DECISION**