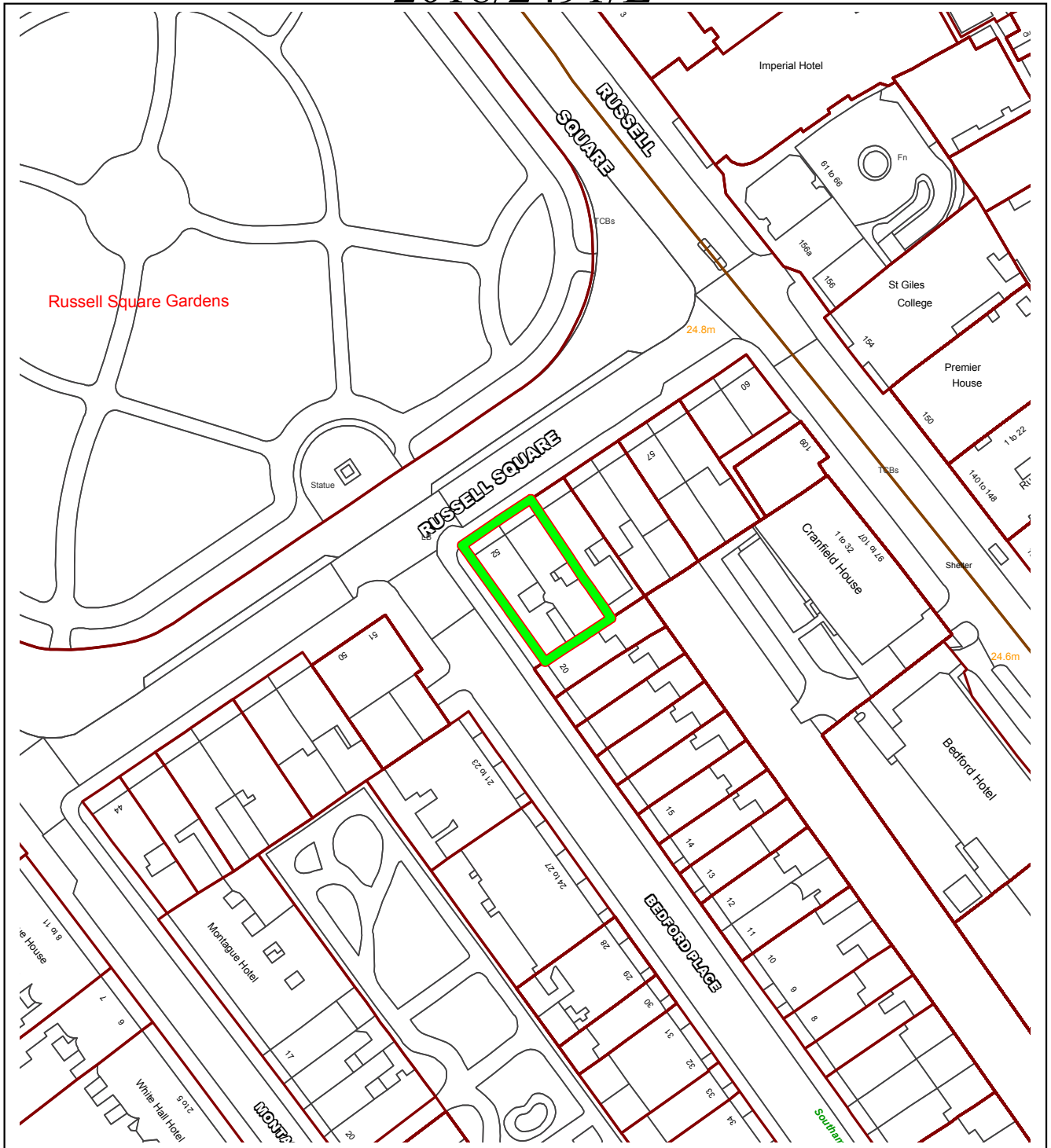


52-53 Russell Square - 2018/2224/P 2018/2491/L



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.

Site photographs

1. Front elevations of 52 and 53



2. Front lightwell elevation



3. Location of proposed external cycle parking



4. Side elevation viewed from Bedford Place



Delegated Report (Members Briefing)		Analysis sheet N/A		Expiry Date: 28/09/2016	
				Consultation Expiry Date: 29/06/2018	
Officer			Application Number(s)		
Patrick Marfleet			1. 2018/2224/P 2. 2018/2491/L		
Application Address			Drawing Numbers		
52-53 Russell Square London WC1B 4HP			See draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Installation of louvre grilles at lower ground floor level, flues and vents at roof level, and provision of cycle stands by railings along Bedford Place.					
2. Internal and external alterations including installation of louvre grilles, flues and vents to roof, provision of cycle stands along Bedford Place, installation of fire lobbies, internal partitions, ventilation units, acoustic wall linings, teaching walls and associated works.					
Recommendation(s)		1. Grant conditional planning permission 2. Grant conditional listed building consent			
Application Type:		Full Planning Permission & Listed Building Consent			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	01	No. of objections	01
		No. electronic	01		
Summary of consultation responses:		Site notice: 08/06/2018 - 29/06/2018 Press notice: 07/06/2018 - 28/06/2018 One objection was received from the occupants of 54 Russell Square and the following concerns raised. 1. Change of use has not yet been finally granted - and, if it is, there will be substantial impact on this application. Further the applicant has no lease for the building and should not therefore be allowed to make an application of this sort. 2. There are many inconsistencies in the application and in some cases important details are not specified. As an example of the inconsistency, not all rooms are itemised, for example room G13 is			

	<p>not included in the schedule of works. Inconsistencies of this sort will give the applicant the leeway to vary the treatment of walls on soundproofing etc and avoid being held to account if work is not done.</p> <ol style="list-style-type: none"> 3. The details of acoustic treatments on the party wall need to be more explicit and consistent. 4. The design and access statement is inadequate and makes no reference to movement of 200 students and staff every 45 minutes due to time-tabling of the various rooms. In the Change of use application the plans were very vague and now with the detailed plans they have still not put forward a method statement for the operation of the building in detail, changing rooms between lessons, lunch time activities etc. 5. These plans make it clear that the third floor will be used for school laboratories and that these laboratories will be adjacent to residential accommodation. Whilst there are plans to install acoustic panelling to limit the noise (which we support), we are deeply concerned about the fire and hazard risk that this use could present. We think that a detailed analysis of this risk needs to be undertaken and evidence given that this use presents no risk at all to the residents of the adjacent building. <p><u>Officer comments</u></p> <ol style="list-style-type: none"> 1. <i>The change of use application (2017/2285/P) for the site was approved at Planning Committee and the final decision issued 28th August 2018. The proposals included as part of the current submissions do not alter the substance of the approved change of use scheme or the conditions and legal obligations attached to it.</i> 2. <i>The applicant has submitted and updated schedule of works which includes room G13.</i> 3. <i>The details of the proposed acoustic treatment for the internal walls of the property are sufficient to make an assessment of their impact on the listed building, see section 2.3 of this report.</i> 4. <i>The current application relates solely to the proposed physical internal and external alterations. The use of the premises has already been approved by Council Members and its operation will be controlled via the various conditions and legal clauses attached to that permission.</i> 5. <i>The intended use of the different rooms within the host building does not form a planning consideration when assessing the current proposals. The sites compliance with current fire safety regulations will be secured through the Building Control process.</i>
<p>CAAC/Local groups comments:</p>	<p>Bloomsbury Association made the following comments:</p> <ol style="list-style-type: none"> 1. We attended the planning committee meeting on 26 October 2017 at which the proposal for change of use of buildings in Russell Square to provide additional accommodation for the school was conditionally approved (2017/2285/P). The approval is still subject to Section 106 Agreement. As we understand it, this includes for securing through a Section 106 planning obligation a School Development Travel Plan that also covers the school's Bedford Square premises, in order to alleviate some of the transport problems there. In addition, a financial contribution is required to cover the costs of monitoring and reviewing

the Travel Plan over a 5year period prior to planning permission being granted. We are surprised therefore that this application has now been made, which seeks permission for alterations to the building relating to things that could be affected by the Travel Plan (cycle parking provision) before that Plan has been consulted on, finalised and agreed. This seems to be procedurally incorrect and any decision made on this basis may be unsound.

2. The cycle storage provided does not meet the requirements of Condition 5 of permission ref 2017/2285/P. We would not wish to see covered cycle parking in this location, which would be damaging to the setting of the listed building and to the character of the Bloomsbury Conservation Area. It appears covered parking is not proposed but Condition 5 requires it.
3. Proposals for waste storage and removal are not sufficient to discharge Condition 8. We would not wish to see refuse containers stored externally, which would be damaging to the setting of the listed building and to the character of the Bloomsbury Conservation Area.

Officer comments:

1. *The change of use application (2017/2285/P) for the site was approved at Planning Committee and the final decision issued 28th August 2018. A Travel Plan for the approved school use was secured via a s106 agreement. The current application seeks permission for the physical works associated with installing the approved (28) cycle parking spaces and would have no bearing on the submission, assessment and approval of the Travel Plan.*
2. *The proposal does included 8 internal cycle parking spaces. The proposed uncovered external cycle parking space is considered most appropriate in this instance given its setting within the curtilage of a listed building. See sections 2.2.7 and 2.4 of this report for further assessment of the proposed cycle parking.*
3. *The proposed waste storage area is located within the internal envelope of the building, see section 2.2 of this report for assessment of the proposed internal alterations.*

Site Description

The application site comprises two buildings located on the south side of Russell Square. No. 52 is four storeys, plus basement and attic, and sits on the corner of Russell Square and Bedford Place whilst No. 53 is three storeys, plus basement and attic. Both buildings are Grade II listed and lie within sub-area 6 of the Bloomsbury Conservation area. The buildings are connected internally and were previously in use as offices (Class B1a) before a recent change of use application granted permission to convert the units to a school (Class D1).

Relevant History

Application Site

2017/2285/P - Change of use from office (Class B1) to non-residential institution (Class D1). **Approved (subject to s106 agreement) at Planning Committee 26/10/2017, the final decision notice for the application was issued 28/08/2018.**

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

A1 Managing the impact of development

C2 Community facilities

D1 Design

D2 Heritage

Camden Planning Guidance

CPG 1 Design (July 2015 updated March 2018)

CPG 6 Amenity (Sept 2011 updated March 2018)

CPG7 (Transport)

Bloomsbury conservation area appraisal and management strategy 2011

Assessment

1.0 PLANNING BACKGROUND

1.1 The applicant, École Jeannine Manuel UK, has operated as a private school for pupils from nursery to Year 9 since 2015 from premises at 43-45 Bedford Square. It plans to take pupils up to Year 13 but will not have capacity to house older pupils from 2018, and applied for a change of use of 52-53 Russell Square to accommodate approximately 180 pupils for Years 11-13.

1.2 Planning permission was approved (subject to a s106 agreement) by Planning Committee on 26th October 2017 for the change of use of the premises from offices (Class B1) to a school (Class D1) subject to various planning conditions and s106 clauses, which included amongst other things, the provision of 28 x cycle spaces and a noise strategy. The associated s106 legal agreement was signed by the applicant and the final decision notice was issued on 28/08/2018.

1.3 The approved planning application related solely to the proposed change of use of the property from B1 to D1 and did not include any physical alterations to the host listed building. The current applications proposed a series of minor alterations to the fabric of the host building and whilst they are linked to the consented change of use at the site, the planning and conservation merits of the current proposals are assessed independently from the recently approved scheme.

2.0 PROPOSAL

2.1 Planning permission and listed building consent is sought for minor internal and external alterations associated with the approved school use at the site. The proposed changes include but are not limited to the following:

External

- Installation of 20 cycle parking spaces, to be located externally in the railed enclosure along Bedford Place.
- Installation of 2 small metal louvres and a brick vent to the front lightwell walls at basement level, 4 to the elevations of the rear courtyard area and at main roof level all to serve internal ventilation systems.

Internal

- Removal of existing partitions at No.52 and installation of new partitions to front and rear rooms at ground, first and second floor levels.
- Installation of acoustic wall linings to rooms at basement, first, second, third and fourth floor levels.
- Creation of smoke control lobby areas in front of the existing lift at No.52 (all floors) and within the rear rooms of No.53 at ground, first and second floor level.
- 8 internal cycle parking spaces located a ground floor level.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation (impact of the proposal on the special interest of the host Listed Building and the character and appearance of the surrounding conservation area);
- Amenity;
- Cycle parking

2.2 DESIGN AND CONSERVATION

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of 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; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, requires special attention to be paid to the desirability of preserving the building's setting or any features of special architectural or historic interest. In considering developments affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Internal alterations

2.2.3 The proposed smoke control lobby areas at No.53 are deemed necessary to meet current building regulations with regard to fire safety. Therefore, in order to cause the least amount of harm possible and preserve the original plan form of the internal floors, the applications proposed the installation of a glazed screen that would mirror the position and size of the existing linking double doors between the front and rear rooms. Whilst the proposed lobby areas would have some impact on the plan form of the building, they would still allow for the internal proportions of rooms to be appreciated. Furthermore, the proposed works would be entirely reversible ensuring no harm would be caused to the special interest of the listed building. Further design details of the proposed glazed lobby screens will be secured by condition.

2.2.4 The proposal includes some minor alterations to the internal layouts of No.52 Bedford Square which include: The reinstatement of a partition wall at first floor level, the subdivision of the open plan room and second floor level and the re-subdivision of the open space at third floor level to provide laboratory and storage rooms and the subdivision of the fourth floor open plan space. All of the aforementioned alterations would contribute to largely reinstating the original plan form of the upper floors and are seen as heritage benefits that would not result in the loss of historic fabric.

2.2.5 The proposed acoustic linings to be fitted on the shared party wall of No.53 would sit beneath

the existing ceiling cornice but would require new skirting boards to be fitted, however; None of the original skirting boards at No.53 are original and no loss of historic fabric would occur. Like the fire lobbies, the proposed wall linings have been designed to be fully removable and would not cause harm to the historic significance of the building.

2.2.6 Overall the internal works are not considered to result in any harm to the special architectural or historic interest of the listed building. The proposed alterations have been formed in response to advice from the Council's Conservation Officer who has reviewed the submitted plans and heritage documents and is satisfied with their impact on the host building, subject to conditions which are included on the draft decision notice.

External alterations

2.2.7 The proposal includes the installation of 10 Sheffield type cycle stands to the western side of the building, behind the existing boundary railings of the site. The proposed stands would have a simple, black painted metal design and would sit comfortably behind the existing boundary railings of the property, ensuring no harm is caused to the special character and historic setting of the listed building. Furthermore, the proposed stands would sit lower than the highest point of the existing railings and this, coupled with their discreet setting to the side of the site would ensure no architectural features are obscured and no harm is caused to the character of the surrounding conservation area.

2.2.8 Similarly, the proposed louvered grills to the roof, front light-well and rear courtyard elevations are considered to represent minor alterations that would not result in a significant loss of historic fabric or cause harm to the special interest of the listed building. The proposed louvres would have very limited visibility from the public realm, given their location at basement level, and would not cause harm to the character and setting of the host and neighbouring buildings and surrounding conservation area. Details of the proposed flue vent/terminals will be secured by condition.

Conclusion

2.2.9 Given the above, the proposed alterations are not considered to cause harm to the special character and significance of the listed building, particularly as the internal partition works proposed would help to restore the original plan form of the building(s). Whilst the proposed fire lobby and acoustic works would not necessarily be considered heritage benefits, they are driven by the need to comply with current building regulations. Notwithstanding this, they are considered to represent minor alterations that would be entirely reversible and would only result in the very minor loss of historic fabric and would not cause harm to the special historic interest of the building.

2.3 AMENITY

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

2.3.2 The internal and external alterations proposed as part of the current application would not cause harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy. Whilst a new ventilation system is proposed at the site this would be located internally. No external plant is proposed as part of the application and the scheme is not considered to cause additional noise and disturbance at the site.

2.4 CYCLE PARKING

2.4.1 Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in CPG7. Table 6.3 of the London Plan outlines the minimum requirements for cycle parking for school uses:

Long-stay: 1 space per 8 staff + 1 space per 8 students

Short-stay: 1 space per 100 students

2.4.2 Using the proposed pupil and staff numbers, the proposal is required to provide 26 long-stay spaces (23 for pupils and 3 for staff) and 2 short-stay spaces. The submitted plans seek to provide 20 x spaces externally alongside the Bedford Place elevation and 8 x spaces internally. Whilst the location of the cycle spaces is acceptable, the spaces shown would not meet the Council's space standards for 28 x cycles which requires a space of 1 metre to be left between parking stands. However, given the constraints of the site and the host buildings listed status the Council's Transport Officer has advised that this spacing can be relaxed to 0.8m in order to accommodate the required amount of parking stands.

2.4.3 Given the above, the proposal is considered to provide sufficient cycle parking space at the site in accordance with the requirements of the London Plan and Policy T1 of the Camden Local Plan.

3.0 RECOMMENDATION

- 3.1 a) Approve Planning Permission
b) Approve Listed Building Consent

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 November 5th 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 and search for 'Members Briefing'

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2018/2491/L**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

30 October 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
52-53 Russell Square
London
WC1B 4HP

DECISION

Proposal:

Internal and external alterations including installation of louvre grilles, flues and vents to roof, provision of cycle stands along Bedford Place, installation of fire lobbies, internal partitions, ventilation units, acoustic wall linings, teaching walls and associated works.

Drawing Nos: AG(05)12 P1, AG(05)11 P2, AG(06) A, AE(0)01 A, L120, L150, AE(0)02, L160, L130, L140, 2262_AA(22)01 P3, 2262_AA(22)02 P2, 2262_AA(32)01 P2, 2262_AA(32)02 P2, 2262_AA(32)03 P2, AE(0-)15 A, 2262_AE(05)02, 2262_AE(05)03, 2262_AE(05)04, 2262_AE(05)05 A, 2262_AG(00)01 P3, 2262_AG(04)05, 2262_AG(00)05 P3, 2262_AG(00)06 C4, 2262_AG(00)07 P3, 2262_AG(04)01, 2262_AG(04)02, 2262_AG(04)03, 2262_AG(04)04, 2262_AG(04)06, 2262_AG(04)07, 2262_AG(05)02 P0, 2262_AG(05)03, 2262_AG(05)04, 2262_AG(05)05 A, AG(05)11 P1, 2262_AG(00)02 P6, Cover Letter dated 11/05/18, Design and Access Statement dated May 2018, Heritage Appraisal dated May 2018.

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

Executive Director Supporting Communities



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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Notwithstanding the plans hereby approved, further details of the fire lobby partitions shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant parts of the work beginning.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Prior to the commencement of the relevant parts of the works, full details of all service runs, to include but not limited to, air handling, lighting, IT, plumbing and heating shall be submitted to and approved in writing by the Local Planning Authority. No pipes, trunking or service runs shall be surface mounted within the staircase or principal rooms to the ground, first and second floors.

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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 6 Prior to the commencement of the relevant parts of the works, full details of all flue vents and terminals shall be submitted to and approved in writing by the Local Planning Authority. No flues or vents should be visible on the external roof slopes from long views within the Bloomsbury Conservation Area.

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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the 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 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.
- 3 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.

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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

Application ref: 2018/2224/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 30 October 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

52-53 Russell Square
London
WC1B 4HP

DECISION

Proposal:

Installation of louvre grilles at lower ground floor level, flues and vents at roof level, and provision of cycle stands by railings along Bedford Place.

Drawing Nos: AG(05)12 P1, AG(05)11 P2, AG(06) A, AE(0)01 A, L120, L150, AE(0)02, L160, L130, L140, 2262_AA(22)01 P3, 2262_AA(22)02 P2, 2262_AA(32)01 P2, 2262_AA(32)02 P2, 2262_AA(32)03 P2, AE(0-)15 A, 2262_AE(05)02, 2262_AE(05)03, 2262_AE(05)04, 2262_AE(05)05 A, 2262_AG(00)01 P3, 2262_AG(04)05, 2262_AG(00)05 P3, 2262_AG(00)06 C4, 2262_AG(00)07 P3, 2262_AG(04)01, 2262_AG(04)02, 2262_AG(04)03, 2262_AG(04)04, 2262_AG(04)06, 2262_AG(04)07, 2262_AG(05)02 P0, 2262_AG(05)03, 2262_AG(05)04, 2262_AG(05)05 A, AG(05)11 P1, 2262_AG(00)02 P6, Cover Letter dated 11/05/18, Design and Access Statement dated May 2018, Heritage Appraisal dated May 2018.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: AG(05)12 P1, AG(05)11 P2, AG(06) A, AE(0)01 A, L120, L150, AE(0)02, L160, L130, L140, 2262_AA(22)01 P3, 2262_AA(22)02 P2, 2262_AA(32)01 P2, 2262_AA(32)02 P2, 2262_AA(32)03 P2, AE(0-)15 A, 2262_AE(05)02, 2262_AE(05)03, 2262_AE(05)04, 2262_AE(05)05 A, 2262_AG(00)01 P3, 2262_AG(04)05, 2262_AG(00)05 P3, 2262_AG(00)06 C4, 2262_AG(00)07 P3, 2262_AG(04)01, 2262_AG(04)02, 2262_AG(04)03, 2262_AG(04)04, 2262_AG(04)06, 2262_AG(04)07, 2262_AG(05)02 P0, 2262_AG(05)03, 2262_AG(05)04, 2262_AG(05)05 A, AG(05)11 P1, 2262_AG(00)02 P6, Cover Letter dated 11/05/18, Design and Access Statement dated May 2018, Heritage Appraisal dated May 2018.

Reason:

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

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.

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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION