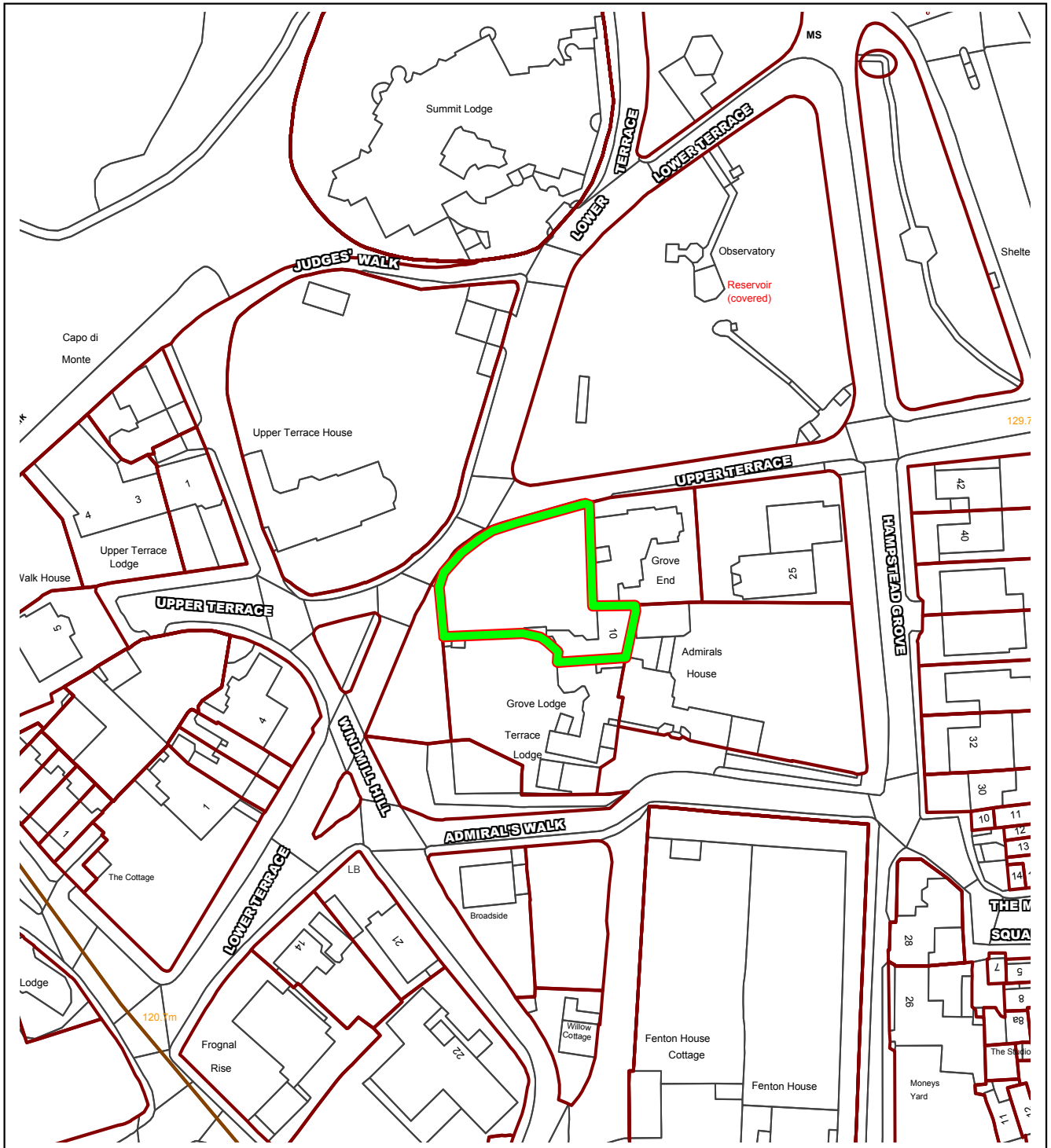


# 10 Lower Terrace, Netley Cottage, NW3 6RR



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1. Aerial view.



2. View from the garden – south east.



3. View towards area of the new extension.



4. View to the east, towards the end of the latest addition.



5. View behind the existing single storey addition, the existing listed wall and existing bins area. Walls to be retained as existing, bins to be removed.



6. View to the west - into the rear garden from the end of the existing later addition.



7. View to the north - into the rear garden from the side of the existing later addition.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>05/12/2018</b>
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	12/11/2018
<b>Officer</b>			<b>Application Number(s)</b>		
Nora-Andreea Constantinescu			(i) 2018/4295/P (ii) 2018/4964/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
10 Lower Terrace London NW3 6RR			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>					
(i) Erection of two-storey extension, with crown roof and roof dormers, attached to existing single family dwelling (Class C3).					
(ii) Erection of two-storey extension, with crown roof and roof dormers, attached to existing single family dwelling (Class C3).					
<b>Recommendation(s):</b>		(i) Grant conditional planning permission subject to a Section 106 Legal Agreement (ii) Grant Listed Building Consent			
<b>Application Type:</b>		(i) Householder Application (ii) Listed Building Consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	(i) Site notices	<b>19/10/18 – 12/11/18</b>	No. of responses	<b>2</b>	No. of objections	<b>2</b>
	(i) Press notice	<b>18/10/18 – 11/11/18</b>				
	(ii) Site notices	<b>19/10/18 – 12/11/18</b>				
	(ii) Press notice	<b>18/10/18 – 11/11/18</b>				
<b>Summary of consultation responses:</b>	<p>The occupiers at Grove Lodge on Admirals Walk and no. 4 Lower Terrace, have objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Scale, massing, form and flat roof of the extension as a modern addition, would cause harm to the architectural interest of the host building.</li> <li>2. Out of character, unsympathetic detracting from the architectural significance of Netley Cottage.</li> <li>3. Contrary to CPG Design (para. 4.13), as the extension extends over two storey.</li> <li>4. 1<sup>st</sup> floor element impacts the main listed rear façade of Netley Cottage</li> <li>5. Mature trees more sympathetic than the proposed living wall.</li> <li>6. Clarifications whether the 300-350mm proposed excavation requires a Basement Impact Assessment in line with policy A5 and details about impact on drainage and structural stability.</li> <li>7. Out of scale – larger footprint than original cottage.</li> <li>8. Overbearing appearance to Grove Lodge due to great bulk and height, located in close proximity to the listed boundary wall and impacts the setting of Grove Lodge.</li> <li>9. Loss of daylight/sunlight on Grove Lodge.</li> <li>10. Loss of outlook on Grove Lodge.</li> <li>11. Possible light pollution from the proposed rooflight.</li> </ol> <p><i>Officer response:</i></p> <ol style="list-style-type: none"> <li>1. <i>The revised extension has been reduced in mass and scale, resulting a more subservient addition and its design has been addressed to be more in keeping with the existing cottage. See paras: 4.8-4.10 and 4.12-4.15.</i></li> <li>2. <i>The revised extension has been designed to respond positively to the architectural significance of the host building. See paras: 4.8-4.10 and 4.12-4.15.</i></li> <li>3. <i>Due to the existing plot layout and historic pattern of development at the application site, it is considered that a two storey extension with a modest foot print, and detailed design which reflects the significance of the listed building can be accommodated positively in this instance. See paras: 4.8-4.10 and 4.12-4.15.</i></li> <li>4. <i>The revised extension would project at an adequate distance from the</i></li> </ol>					







## Site Description

The application building at Netley Cottage comprises a two-storey detached building, siting deep within the curtilage of the plot located on the south side of Upper Terrace, on the corner with Lower Terrace.

The building has a Grade II statutory listing since 1974 and its construction is dating c1779. Historic England's records indicate that the property was probably formerly a farmhouse, which was extended c1910 with a south west extension. The building had its main entrance located at the north end of the plot, and has been replaced by a bay window. Planning records show that the building was subsequently extended in 1977 with a single storey addition.

Historic England listing includes as important elements for the significance of the listed building the stucco with hipped tiled roofs, recessed sashes with exposed boxing and tripartite sashes to ground and 1<sup>st</sup> floor to south end.

## Relevant History

**HB1554** - Netley Cottage, 10 Lower Terrace - The erection of a single storey extension, cladding of part of first floor with weatherboarding, and carrying out of internal works. – **Granted 24/05/1977**

**2013/0480/P** - Netley Cottage, 10 Lower Terrace - Excavation of part of the garden area to incorporate a swimming pool with associated facilities to residential dwelling (Class C3). – **Refused 14/06/2013**

## Relevant policies

### National Planning Policy Framework (2018)

#### London Plan (2016)

Policy 7.4 – Local Character

Policy 7.6 – Architecture

#### Camden Local Plan (2017)

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

A3 Biodiversity

#### Camden Planning Guidance

CPG1 Design (2015) - Sections 2, 3, 4, 5

CPG6 Amenity (2018) – Sections 4, 6, 7

#### Hampstead Conservation Area Statement (2001)

Sub area four: Church Row/Hampstead Grove

#### Hampstead Neighbourhood Plan (2018)

Design and Heritage chapter – Policy DH1, DH2, DH3.

### 1. Proposal:

1.1 The applicant seeks planning permission and listed building consent to extend the existing building with a two-storey extension.

1.2 The proposed extension would have a squared shape and would extend from the far end of the existing single storey structure. Through negotiation with the applicant, the extension has been reduced in bulk and scale and would have the following dimensions:

- Ground floor GIA of 21sqm and first floor 17sqm, excluding the areas below 1.75m high. Total GIA proposed 38sqm.
- Longest width of 5.7m, length of 4.6m and maximum height of 5.1m.
- Eaves height to 4m, low roof and roof dormers on north, west and east elevations.
- Set in by 0.9m – 1.2m from the boundary wall with Grove Lodge.

### 2. Revisions:

2.1 The initial proposal included the partial demolition of the single storey later addition to the building, including the southern and south west wall, and extension of this part of the building up to the existing boundary wall with Grove Lodge, with an additional floor area of 1.62sqm.

2.2 The two-storey extension had an irregular shape, with the longest width of 7.4m, length of 5.3m, and maximum height of 5.4m, with a proposed ground level internal floor area (GIA) of 30sqm and same above, with a total of 60sqm. The extension was projecting up to 0.6m distance to the boundary wall with Grove Lodge.

### 3. Considerations

3.1 The main planning considerations in relation to the current proposed scheme are:

- Heritage and Design
- Amenity
- Trees
- Transport

### 4. Heritage and Design

4.1 Planning (Listed Buildings and Conservation Areas) Act 1990 Listed buildings, in considering developments that affect a listed building or its setting, Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.2 In considering developments affecting a conservation area, Section 72(1) of the Planning

(Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the site forms part of Hampstead Conservation Area. In line with the above statutory duties and recent case law, considerable importance and weight has to be attached to the impact of the heritage assets and their setting.

- 4.3 It should also be noted that the duties imposed by section 66 and 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise. The NPPF requires its own exercise to be undertaken as set out in its chapter 16, Conserving and enhancing the historic environment. Paragraph 190 requires that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.
- 4.4 For the proposed scheme, the relevant Camden Plan policies are D1 and D2 which provide more detailed guidance on the Council's approach to protecting or enhancing the range of features that make up our built heritage. It states that the Council will only grant consent for alterations on extensions to listed buildings which do not cause harm and would not permit development which harms the setting of listed building or harms the character and appearance of the Conservation Area.
- 4.5 The application site lies within Sub Area Four of Hampstead Conservation Area, located to the west of Heath Street, between Church Row and Upper Terrace. The CA Statement highlights that this area contains "the largest concentration of 18<sup>th</sup> century houses in the conservation area and still preserves something like a village character Hampstead must have had before the late Victorian development".
- 4.6 The application site is part of a cluster of 5 buildings, surrounded by small windy streets and large gardens. The plots boundaries have changed through time but they retain a distinct enclave feeling being surrounded by high hedges, trees and high brick boundary walls. The application building benefits from one of the largest gardens, and sits deep into the plot, partially attached to the neighbouring buildings at Grove Lodge, Admirals House and Grove End.
- 4.7 The historic building was probably a small farmhouse formally and has been extended twice through time. The historic extensions have taken into consideration the existing character and design of the host building, in terms of detailed design and proportions. The first extension (c1910) had a rectangular shape and two stories with a pitched roof, illustrating a strong connection with the original cottage, projecting along the boundary with Grove Lodge. The subsequent addition (c1977) was single storey and had an irregular shape with flat roof, projecting out of the two-storey element and deeper into the garden, away from the boundary wall with Grove Lodge.
- 4.8 The proposed extension would be attached to the far end of the later addition, retaining the existing walls within the proposed structure. The extension's ground floor area (GFA) would be the same as one of the master bedroom at the first floor of the original cottage, which is considered an appropriate, subservient addition to the host building. The proposed extension would have a squared shape with a chamfered north elevation, which would contrast with the irregular form of the latest addition, but would recognise the straight volumes of the historic cottage and its first extension.
- 4.9 The proposed extension would be accessed externally as well as through the existing building. Due to its position and relationship to the later additions to the original cottage, the

proposed extension would appear as the end structure to the chronological development of the site, with honest intentions of recognising the elements of historic significance, such as a hipped tiled roof and recessed sashes. The proposed extension would be subordinate in scale to the building being extended, having regard to the mass and height of the original cottage and its first extension, as it extends with its maximum height just below the eaves of the later.

- 4.10 In the current context, due to the special nature of the plot, the position of the original cottage and historic evolution of the pattern of development, it is considered that the historic building and the site can accommodate a two storey addition which preserves the building and its setting and any features of special architectural or historic interest. As such, it is considered that the proposed extension would cause no harm to the significance and setting of the listed building, and would preserve its character and appearance as well as the one of wider Hampstead Conservation Area.

## **Design**

- 4.11 In relation to rear extensions CPG Design advises that these should be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; allow for the retention of a reasonable sized garden; retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to the ones of the surrounding area.
- 4.12 The application site is a corner plot, with no part of the existing building being visible from public views, due to the large mature garden and high surrounding brick walls. The proposed extension dimensions have been significantly reduced from the initial submission, to better relate to the host building and its context.
- 4.13 The proposal's form and detailed design would retain the composition and character of the historic cottage, with reference to its significance given by hipped tiled roof, and recessed sashes. Within the hipped tiled roof, the proposed extension would include roof dormers which add character to the proposed extension. The dormers would extend beyond the eaves line, siting within a shallow roof in order to maintain the maximum height below the eaves of the earliest extension to the cottage. Due to the proposed roof design and their position within the roof slope, the proposed dormers would allow approximately 0.3m to the extension's ridge height and more than 0.5m to the roof margins, which is in line with CPG Design. An exception is the dormer on northern elevation which was designed slightly larger than the others, to emphasise the extension's main elevation. In addition, in order to break down the volume and bring reference to the historic cottage, the internal staircase would be cladded externally with traditional horizontal timber, similar with the one existing above the historic entrance, and have small high level windows above.
- 4.14 It is noted that CPG Design indicates in relation to rear extensions if they are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, would be discouraged in most cases. It is highlighted that in this instance, due to the existing plot layout and chronological evolution of development at the application site, the proposed extension due to its subservient scale and detailed design, would preserve the character and appearance of the host cottage and its extensions.
- 4.15 Overall, whilst proposing a more traditional design, the proposed two-storey extension due to its scale, form and detailed design is considered to respect and preserve the original design and proportions of the building, including its architectural period and style, would

allow for the retention of the open character of existing natural landscaping and garden amenity.

## **5. Amenity**

5.1 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight and noise.

5.2 Due to the existing plot layout and position of the host building, the proposed extension would be visible only from the garden of the neighbouring building at Grove Lodge. The rear elevation of Grove Lodge sits at an oblique distance of more than 7m from the existing boundary wall with the application site. The proposed extension would be located at a distance of over 1.2m at the closest point to the neighbouring building and 0.8m to the furthest point. In addition the proposed extension has been reduced in bulk and scale from the initial submission. As such, due to the proposed scale, size and position of the proposed extension, it is not considered that harm due to overlooking, loss of light or outlook would be caused to the amenity of the occupiers at Grove Lodge.

## **6. Trees**

6.1 Part of the initial submission, it was proposed to remove the Holly tree located adjacent to the boundary wall with Grove Lodge. The arboricultural report states that the tree has a root protection area of 3.2m and the revised extension would be located away from the centre of the Holly tree by 3.85m. As such, due to the significant reduction in bulk and scale and reposition of the proposed extension in relation to the existing structure, there would be no significant impact caused to the existing Holly tree.

6.2 Confirmation from the applicant's arboricultural consultant was received in this regard, and tree officers are satisfied that there would be no significant impact caused to any trees or landscaping which holds significant amenity value to the application building and wider area. Details of landscaping surrounding the proposed extension would be secured by condition.

## **7. Transport**

7.1 Due to the location of the application site and its access, a Construction Management Plan would be secured via s106 legal agreement, to ensure that the construction works would not cause additional traffic pressure on the surrounding streets and wider area, in line with policy A1.

## **8. Recommendation**

8.1 (i) Grant conditional planning permission subject to s106 legal agreement

8.2 (ii) Grant listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 14<sup>th</sup> January 2019, 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'.**

Judd Architecture Ltd.  
10 Tonbridge Road  
Barming Maidstone  
ME16 9NH  
United Kingdom

Application Ref: **2018/4295/P**

10 January 2019

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**10 Lower Terrace  
Netley Cottage  
London  
NW3 6RR**

Proposal:

**DECISION**  
Erection of two-storey extension, with crown roof and roof dormers, attached to existing single family dwelling (Class C3).

Drawing Nos: 1707: 01; 02 rev. A; EX01; EX02 rev. A; EX03 rev. A; EX04; EX05; EX06; PR01 rev. B; PR02 rev. B; PR03 rev. B; PR07 rev. B; PR08 rev. B; PR09 rev. B; PR10 rev. B; PR11 rev. B; Planning, Design & Access Statement Rev A December 2018; Historical Buildings Impact Assessment Rev A December 2018; Email confirmation arboricultural consultant dated 17/12/2018.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

1707: 01; 02 rev. A; EX01; EX02 rev. A; EX03 rev. A; EX04; EX05; EX06; PR01 rev. B; PR02 rev. B; PR03 rev. B; PR07 rev. B; PR08 rev. B; PR09 rev. B; PR10 rev. B; PR11 rev. B; Planning, Design & Access Statement Rev A December 2018; Historical Buildings Impact Assessment Rev A December 2018; Email confirmation arboricultural consultant dated 17/12/2018.

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

- 4 Before the relevant part of the work is begun, full details of hard and soft landscaping and means of enclosure of all un-built, open areas surrounding the proposed extension, have been submitted to and approved by the local planning authority in writing. 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 A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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. 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.

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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 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.

Yours faithfully

Supporting Communities Directorate

Judd Architecture Ltd.  
10 Tonbridge Road  
Barming Maidstone  
ME16 9NH  
United Kingdom

Application Ref: **2018/4964/L**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

9 January 2019

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:  
**10 Lower Terrace  
London  
NW3 6RR**

**DECISION**

## Proposal:

Erection of two-storey extension, with crown roof and roof dormers, attached to existing single family dwelling (Class C3).

Drawing Nos: 1707: 01; 02 rev. A; EX01; EX02 rev. A; EX03 rev. A; EX04; EX05; EX06; PR01 rev. B; PR02 rev. B; PR03 rev. B; PR07 rev. B; PR08 rev. B; PR09 rev. B; PR10 rev. B; PR11 rev. B; Planning, Design & Access Statement Rev A December 2018; Historical Buildings Impact Assessment Rev A December 2018; Email confirmation arboricultural consultant dated 17/12/2018.

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



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:

1707: 01; 02 rev. A; EX01; EX02 rev. A; EX03 rev. A; EX04; EX05; EX06; PR01 rev. B; PR02 rev. B; PR03 rev. B; PR07 rev. B; PR08 rev. B; PR09 rev. B; PR10 rev. B; PR11 rev. B; Planning, Design & Access Statement Rev A December 2018; Historical Buildings Impact Assessment Rev A December 2018; Email confirmation arboricultural consultant dated 17/12/2018.

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 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 including cross sections at 1:20, 1:5, 1:1 where appropriate of all proposed windows and doors, showing glazing bars and window reveals, jambs, head and sill.

- b) Details including construction drawings at 1:20 of the junction between the existing listed building and new structure.

- c) Manufacturer's specification details of all facing materials (roof tiles, bricks, render colour, timber cladding) and samples of those materials to be submitted to the Local Planning Authority.

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 policy D1 and D2 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 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.
- 4 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 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