

Application ref: 2018/6045/P
Contact: Laura Hazelton
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Date: 25 June 2019

Development Management
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Bramah House
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London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Royal Academy of Dramatic Art (RADA)
16-18 Chenies Street
London
WC1E 7PA

Proposal:

Variation of condition 2 (approved drawings) and condition 4 (green roof details) of planning permission 2015/5759/P dated 14/08/2018 for the 'demolition of part of rear of 16 and 18 Chenies Street; alterations, extensions (including at basement level) and general refurbishment to 16-18 Chenies Street to create Richard Attenborough Theatre, new refectory, bar and kitchen, library, exhibition space, ancillary offices and student accommodation'; namely, reduction in the number of theatre seats, reduction in student rooms, relocation of green roof, creation of basement extensions, access ramp and associated internal and external alterations.

Drawing Nos: Supporting documents: Construction Method Statement reference 3769/SH/HPA dated October 2018; Design and Access Statement reference HPA/3769/SH/261118; Heritage Statement revised October 2018; Plant Noise Impact Assessment reference R6861-1 Rev 1 dated 30/10/2018; Planning Statement reference 14098/TW/aa dated December 2018; Schedule of Works to Listed Building reference HPA/3769/SH/NOV 2018; Ground Movement Assessment Report reference J15215 dated October 2018; Supplementary Ground Investigation Report ref: J15215A dated October 2018; Sustainability Statement dated December 2018; Energy Statement dated December 2018; Floorboard Report prepared by Hutton+Rostron dated 2017; Update to ecology survey dated 02/08/2018; Bat emergence survey dated

07/08/2018.

Amended drawings

Site plans: GA001 PPL1, GA201 PPL08.

Existing drawings: GA010 PPL1, GA011 PPL1, GA013 PPL1, GA014 PPL1, GA015 PPL1, GA016 PPL1, GA017 PPL1, GA020 PPL1, GA021 PPL1, GA022 PPL1, GA023 PPL1, GA024 PPL1, GA025 PPL1, GA026 PPL1, GA027 PPL1, GA028 PPL1, GA031 PPL1, GA032 PPL1, GA033 PPL1, GA034 PPL1, GA035 PPL1, GA036 PPL1, GA037 PPL1, GA038 PPL1, GA039 PPL1, GA040 PPL1, GA041 PPL1, GA050 PPL1, GA051 PPL1, GA052 PL1, GA053 PPL1, GA054 PPL1, GA055 PPL1, GA060 PPL1, GA061 PPL1, GA062 PPL1, GA 063 PPL1.

Demolition drawings: DM010 PPL01, DM011 PPL2, DM013 PPL2, DM014 PPL2, DM015 PPL2, DM016 PPL1, DM017 PPL1, DM020 PPL01, DM021 PPL01, DM022 PPL01, DM023 PPL01, DM024 PPL01, DM025 PPL01, DM026 PPL01, DM027 PPL01, DM028 PPL01, DM031 PPL02, DM032 PPL01, DM033 PPL02, DM034 PPL02, DM035 PPL01, DM036 PPL01, DM037 PPL01, DM038 PPL01, DM039 PPL01, DM040 PPL01, DM041 PPL01, DM050 PPL1, DM051 PPL1, DM052 PPL1, DM053 PPL1, DM054 PPL1, DM055 PPL1, DM 060 PPL 1.

Proposed drawings: GA310 PPL20, GA311 PPL20, GA312 PPL18, GA313 PPL18, GA314 PPL18, GA315 PPL19, GA316 PPL18, GA317 PPL12, GA420 PPL3, GA421 PPL4, GA422 PPL5, GA423 PPL3, GA424 PPL4, GA425 PPL5, GA426 PPL4, GA427 PPL3, GA428 PPL4, GA429 PPL7, GA430 PPL3, GA431 PPL3, GA432 PPL2, GA531 PPL6, GA532 PPL1, GA533 PPL4, GA534 PPL3, GA535 PPL3, GA536 PPL3, GA537 PPL2, GA538 PPL2, GA539 PPL4, GA540 PPL4, GA541 PPL3, GA550 PPL5, GA551 PPL3, GA552 PPL3, GA553 PL3, GA554 PPL3, GA555 PPL2, GA560 PPL04, GA561 PPL3, GA562 PPL3, GA563 PPL3, D001 PPL1.

Superseded drawings

Site plans: GA001 PL1, GA201 PL3.

Existing drawings: GA010 PL2, GA011 PL1, GA013 PL1, GA014 PL1, GA015 PL1, GA016 PL1, GA017 PL1, GA020 PL1, GA021 PL1, GA022 PL1, GA023 PL1, GA024 PL1, GA025 PL1, GA026 PL1, GA027 PL1, GA028 PL1, GA031 PL1, GA032 PL1, GA033 PL1, GA034 PL1, GA035 PL1, GA036 PL1, GA037 PL1, GA038 PL1, GA039 PL1, GA040 PL1, GA041 PL1, GA050 PL1, GA051 PL1, GA052 PL1, GA053 PL1, GA054 PL1, GA055 PL1, GA060 PL1, GA061 PL1, GA062 PL1, GA 063 PPL1.

Demolition drawings: DM010 PL4, DM011 PL3, DM013 PL2, DM014 PL2, DM015 PL2, DM016 PL2, DM017 PL3, DM020 PL2, DM021 PL2, DM022 PL2, DM023 PL2, DM024 PL2, DM025 PL2, DM026 PL2, DM027 PL3, DM028 PL3, DM031 PL2, DM032 PL2, DM033 PL2, DM034 PL2, DM035 PL2, DM036 PL2, DM037 PL2, DM038 PL2, DM039 PL2, DM040 PL2, DM041 PL2, DM050 PL2, DM051 PL2, DM052 PL2, DM053 PL2, DM054 PL2, DM055 PL2.

Proposed drawings: GA310 PL2, GA311 PL1, GA312 PL1, GA313 PL1, GA314 PL1, GA315 PL1, GA316 PL3, GA317 PL3, GA420 PL2, GA421 PL2, GA422 PL2, GA423

PL2, GA424 PL2, GA425 PL2, GA426 PL1, GA427 PL2, GA428 PL2, GA531 PL1, GA532 PL1, GA533 PL1, GA534 PL1, GA535 PL1, GA536 PL2, GA537 PL2, GA538 PL1, GA539 PL2, GA540 PL2, GA541 PL1, GA550 PL2, GA551 PL2, GA552 PL2, GA553 PL2, GA554 PL2, GA555 PL2, GA560 PL2, GA561 PL2, GA562 PL1, GA563 PL2, D001 PL1, D002 PL1.

Supporting documents: Construction Method Statement reference 3769/SH/HPA dated September 2015; Design and Access Statement reference HPA/3769/SH/30.09.15; Heritage Statement revised October 2015 (9); Plant Noise Impact Assessment reference R5909-1 Rev 2 dated 06/10/2015; Planning Statement reference 14098/TW dated October 2015; Schedule of Works to Listed Building reference 3769/SH/HPA dated October 2015; Ground Movement Assessment Report reference J15215 dated January 2016; Sustainability Statement dated May 2018; Energy Statement 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 the original permission dated 14/08/2018.

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

- 2 For the purposes of this decision, condition no.2 of planning permission 2015/5759/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

Site plans: GA001 PPL1, GA201 PPL08.

Existing drawings: GA010 PPL1, GA011 PPL1, GA013 PPL1, GA014 PPL1, GA015 PPL1, GA016 PPL1, GA017 PPL1, GA020 PPL1, GA021 PPL1, GA022 PPL1, GA023 PPL1, GA024 PPL1, GA025 PPL1, GA026 PPL1, GA027 PPL1, GA028 PPL1, GA031 PPL1, GA032 PPL1, GA033 PPL1, GA034 PPL1, GA035 PPL1, GA036 PPL1, GA037 PPL1, GA038 PPL1, GA039 PPL1, GA040 PPL1, GA041 PPL1, GA050 PPL1, GA051 PPL1, GA052 PL1, GA053 PPL1, GA054 PPL1, GA055 PPL1, GA060 PPL1, GA061 PPL1, GA062 PPL1, GA 063 PPL1.

Demolition drawings: DM010 PPL01, DM011 PPL2, DM013 PPL2, DM014 PPL2, DM015 PPL2, DM016 PPL1, DM017 PPL1, DM020 PPL01, DM021 PPL01, DM022 PPL01, DM023 PPL01, DM024 PPL01, DM025 PPL01, DM026 PPL01, DM027 PPL01, DM028 PPL01, DM031 PPL02, DM032 PPL01, DM033 PPL02, DM034 PPL02, DM035 PPL01, DM036 PPL01, DM037 PPL01, DM038 PPL01, DM039 PPL01, DM040 PPL01, DM041 PPL01, DM050 PPL1, DM051 PPL1, DM052 PPL1, DM053 PPL1, DM054 PPL1, DM055 PPL1, DM 060 PPL 1.

Proposed drawings: GA310 PPL20, GA311 PPL20, GA312 PPL18, GA313 PPL18, GA314 PPL18, GA315 PPL19, GA316 PPL18, GA317 PPL12, GA420 PPL3, GA421 PPL4, GA422 PPL5, GA423 PPL3, GA424 PPL4, GA425 PPL5, GA426 PPL4, GA427 PPL3, GA428 PPL4, GA429 PPL7, GA430 PPL3, GA431 PPL3, GA432 PPL2, GA531 PPL6, GA532 PPL1, GA533 PPL4, GA534 PPL3, GA535 PPL3, GA536 PPL3, GA537 PPL2, GA538 PPL2, GA539 PPL4, GA540 PPL4, GA541 PPL3, GA550 PPL5, GA551 PPL3, GA552 PPL3, GA553 PL3, GA554 PPL3, GA555 PPL2, GA560 PPL04, GA561 PPL3, GA562 PPL3, GA563 PPL3, D001 PPL1.

Supporting documents: Construction Method Statement reference 3769/SH/HPA dated October 2018; Design and Access Statement reference HPA/3769/SH/261118; Heritage Statement revised October 2018; Plant Noise Impact Assessment reference R6861-1 Rev 1 dated 30/10/2018; Planning Statement reference 14098/TW/aa dated December 2018; Schedule of Works to Listed Building reference HPA/3769/SH/NOV 2018; Ground Movement Assessment Report reference J15215 dated October 2018; Supplementary Ground Investigation Report ref: J15215A dated October 2018; Sustainability Statement dated December 2018; Energy Statement dated December 2018; Floorboard Report prepared by Hutton+Rostron dated 2017; Update to ecology survey dated 02/08/2018; Bat emergence survey dated 07/08/2018.

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

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of construction of the extension to the rear of no.18 Chenies Street hereby approved, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall include water reuse systems from 5 showers for the purpose of flushing toilets. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 7 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 8 No impact piling shall take place until a piling method statement, prepared in consultation with Thames Water, (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

- 9 Before the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) commences, details of secure and covered cycle storage areas for 32 cycle parking spaces, including 30 long stay spaces and 2 short stay spaces, shall be submitted to and approved in writing by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the London Borough of Camden Local Plan 2017.

- 10 At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Before development commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 11 Prior to commencement of development a plan showing details of bird and bat box locations and types specified in accordance with the recommendations made within the approved Preliminary Ecological Appraisal (Ashgrove Ecological, January 2016) and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of development, full details of the siting, design, type and dimensions of the proposed plant shall be submitted to and approved in writing by the Local Planning Authority.

The details shall be accompanied by an Acoustic Report prepared by a suitably qualified acoustic engineer which demonstrates that the noise levels from the proposed plant at a point 1 metre external to sensitive facades shall be at least

10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

The plant equipment and any associated noise and vibration attenuation measures shall not be installed other than in accordance with the recommendations and requirements of the acoustic report as approved. The plant and associated attenuation measures shall be maintained in accordance with the manufacturers' recommendations and the noise attenuation measures shall be retained for as long as the plant equipment remains in use.

Reason: To safeguard the appearance of the premises, character of the immediate area and amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1, D2 of the London Borough of Camden Local Plan 2017.

- 13 Prior to development, full details of the air source heat pumps, including their specifications, location, noise levels and noise attenuation, shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the premises, character of the immediate area and amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1, D2 of the London Borough of Camden Local Plan 2017.

- 14 The use of the ground floor as a bar/refectory hereby permitted shall not be carried out outside the following times: 12:00 to 23:00 on Mondays to Fridays, 11:00 to 23:00 on Saturdays and 11:00 to 22:30 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1, D2 of the London Borough of Camden Local Plan 2017.

- 15 Prior to first occupation of the development, the windows to the upper floor rehearsal & teaching spaces and the booking office and bar at ground floor, on the Chenies Street elevation, shall be permanently fixed shut.

Reason: In order to safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 16 Prior to first occupation of the development, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full

accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposed amendments primarily relate to the layout and function of the theatre space to allow for maximum flexibility and improved technical capacity.

The proposed amendments include a reduction from 60 to 54 student beds, upgrades to and relocation of the previously approved plant and mechanical services including enlargement of the consented plant area to the rear of no.16, introduction of a new access ramp to the front of no. 18 including associated changes to existing railings at no.16 to form a power-assisted gate; alterations to the front steps to no.16; relocation of the proposed green roof from the rear of no.16 to the rear of no.18 due to the increase in plant at no.16. The number of student bedrooms has been reduced to improve the standard of accommodation and allow for larger shared kitchen facilities.

Internal alterations include the creation of a new window opening in the party wall between no. 16 and 18; the creation of a new window within the covered porch of no.16 and removal of a section of basement party wall between no. 16 and 18.

Grade II Listed 16 Chenies Street is an early example of a volunteer rifle regiment's drill hall of considerable cultural significance. Although the military use has long since ceased, the hall itself is still recognisable and has had a long and beneficial use as a rehearsal room, broadcasting studio and theatre. Its occupation by RADA is considered an appropriate and stable long-term use of the building.

Within the Drill Hall itself, the amendments include the replacement of the existing stage floor with a new concrete floor to enable the installation of new bleacher seating and the ability to take full theatre loadings; the installation of stage elevators down to basement level; the removal of the modern flat ceiling below the lantern and replacement by an acoustically insulated box; changes to one existing truss and the installation of new trusses to take the weight of technical equipment; installation of 6 x rooflights; recladding of lantern roof; extension and additional excavation at basement level and the introduction of a gantry system at roof level. The proposed changes would result in a reduction from 300 to 268 theatre seats. The Theatres Trust has written in support of the proposals which they consider will deliver a more flexible and functional theatre space that respects and celebrates the special architectural and historic significance of the heritage asset.

Whilst it is noted that there would be some element of harm to the listed building caused by the proposed amendments, namely, the creation of new

openings to the party wall, additional excavation of the drill hall and removal of a roof truss, this harm is considered to be less than substantial. NPPF para. 196 is relevant, which states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This is echoed by Local Plan Policy D2 which states that the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

- 2 The need for the works has been detailed extensively in the application. The works have been shown to be necessary and that the least harmful approach has been taken to reach a resolution to allow for the ongoing, viable operation of the existing theatre space. The need for the access ramp to the front of the building has also been clearly set out, however detailed drawings of the new entrance, including the ramp, have not been submitted and as such, will be secured via condition.

The proposed amendments include an extension of the previously approved basement footprint which would involve additional excavations either side of the existing basement rifle range to the rear of no.16. An updated basement impact assessment (BIA) was submitted which has been independently audited by Campbell Reith, the Council's preferred provider. The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development, and Campbell Reith have confirmed that the damage impact to neighbouring structures, adjacent highways and pavements and utilities assets due to the revised scheme are all assessed as Negligible to Very Slight in accordance with the requirements of policy A5 and CPG basements.

The Council's Environmental Health Officer has reviewed the proposals and confirmed that the variations to the proposed plant would have minimal environmental effects and would not change any of the relevant conditions set out in the original application 2015/5759/P. Likewise, given the reduction in student bedrooms and theatre seats, the Council's Transport Officer has no objections to the proposed amendments and confirmed that in terms of transport impacts, the changes would be minor in the context of the approved scheme.

The proposed changes to the green roof and plant have not impacted the previously proposed CO2 emission savings or BREEAM scores which were secured by S106 legal agreement.

One objection has been received and duly taken into account prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of

preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, H1, H2, H9, C2, C3, C5, C6, E1, E2, A1, A2, A3, A4, A5, CC1, CC2, CC3, CC4, D1, D2, T1, T2, T4 and DM1 of the Camden Local Plan 2017 and Principle 7 of the Fitzrovia Area Action Plan 2014. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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

- 5 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).
- 6 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.

- 7 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer