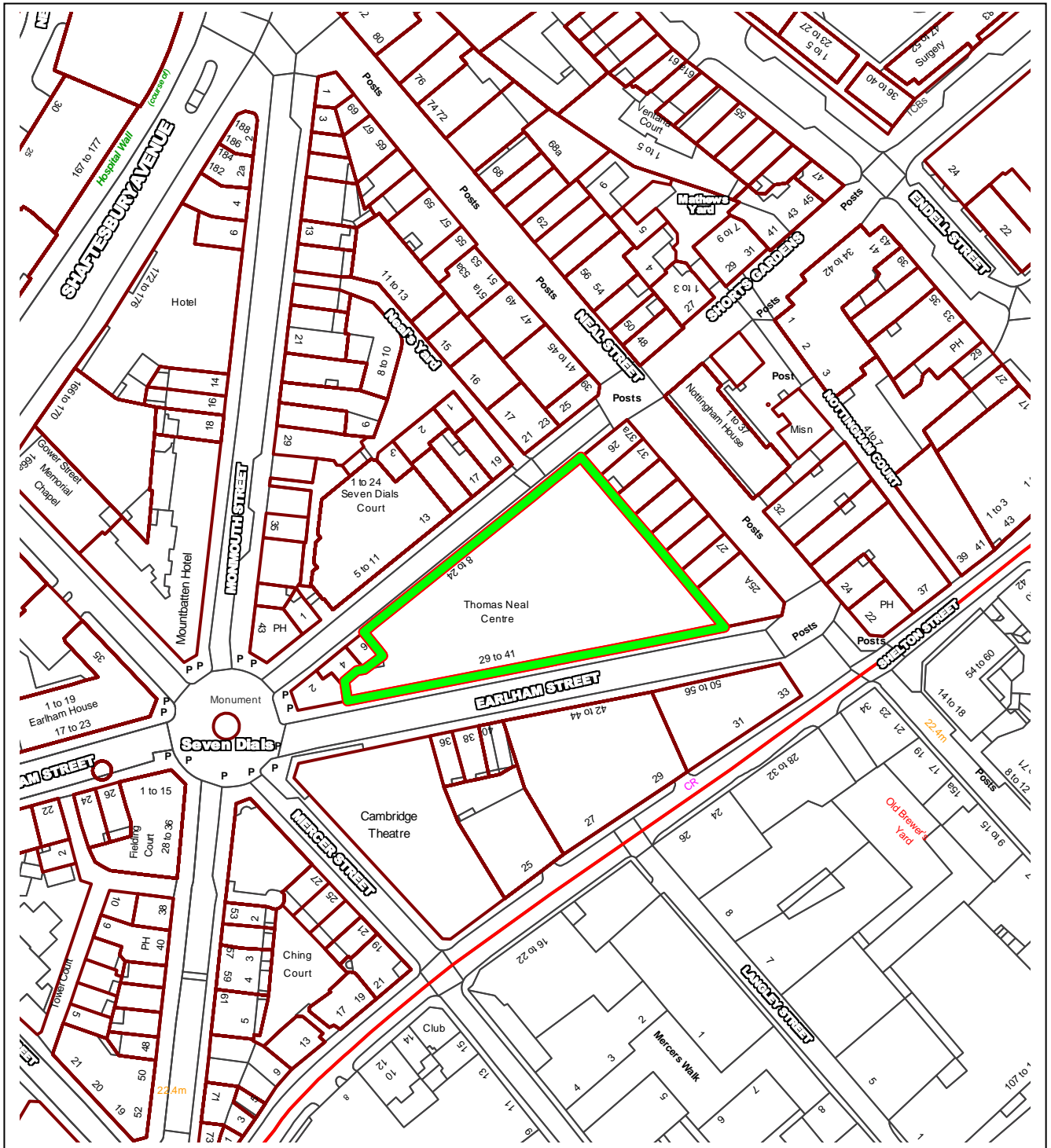


Thomas Neal Centre, 35 Earlham Street, WC2H 9LD
2019/2770/A & 2019/3395/L



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1. Earlham Street elevation.



2. Earlham Street elevation with existing adverts.



3. Shorts Gardens elevation.



4. Shorts Gardens elevation with existing adverts.



5. Existing painted signage.

Delegated Report		Analysis sheet	Expiry Date:	21/05/2019
		N/A	Consultation Expiry Date:	28/04/2019
Officer			Application Numbers	
Samir Benmbarek			i) 2019/2771/A ii) 2019/3387/L	
Application Address			Drawing Numbers	
Thomas Neal Centre 35 Earlham Street London WC2H 9LD			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
(i) Advertisement Consent: Comprehensive overhaul of signage strategy across centre including the display of externally and non- illuminated hanging signs and new entrance signage to mixed use building (Use A1/A3/B1a/C3)				
(ii) Comprehensive overhaul of signage strategy across centre including the display of externally and non- illuminated hanging signs and new entrance signage to mixed use building (Use A1/A3/B1a/C3)				
Recommendation:	i) Grant advertisement consent ii) Grant listed building consent			
Application Type:	i) Advertisement consent ii) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	01	No. of objections No. of comments	01 00
Summary of consultation responses:	<p>Application for advertisement consents do not require statutory consultation. For the associated listed building consent application, site notices were displayed in close proximity to the site on 05/07/2019 (expiring on 29/07/2019). A press notice was also published on 11/07/2019 (expiring on 04/08/2019).</p> <p>To date, 1x responses have been received from the following addresses:</p> <ul style="list-style-type: none"> • 68 Neal Street <p>Their comments are as summarised below:</p> <ol style="list-style-type: none"> 1. Internally illuminated signs should be substituted by externally illuminated equivalents. <p><i>Officer's Comments</i></p> <ol style="list-style-type: none"> 1. <i>The internally illuminated signs have been amended to not be internally illuminated.</i> 					
CAAC/ National Amenity Society comments:	<p><u>Seven Dials Conservation Area Advisory Committee</u> The Seven Dials (Covent Garden) CAAC were formally consulted. To date, no response has been received.</p> <p><u>Covent Garden Community Association</u> The Covent Garden Community Association (CGCA) were formally consulted. They have responded objecting to some elements of the proposal. Their comments are summarised below:</p> <ol style="list-style-type: none"> 1. Objection to illumination to sign SG_002 which is unnecessary; 2. Relocation of sign SG_004; 3. Sign SG_005 and sign SG_007 positioned too closely together; 4. Sign SG_006 would cause unnecessary clutter; 5. Object to additional illumination for sign SG_007; 6. Objection to internally lit sign ES_003; 7. Objection to internally lit sign ES_004; 8. Objects to the replacement of the lettering 'Thomas Neals' due to its historic links on proposed sign ES_006; 9. Objects to the removal of the reference to Thomas Neal due to its historic links on proposed sign ES_007; 10. Objects to the removal of the reference to Thomas Neal due to its historic links on proposed sign ES_008; 11. Objection to illumination to sign ES_009 that is unnecessary. <p><i>Officer's Comments</i></p> <ol style="list-style-type: none"> 1. <i>Please refer to paragraph 3.3 of this report;</i> 2. <i>It is considered that the overall advert/mural strategy (across all</i> 					

applications) including their positioning is appropriate. Please refer to paragraph 3.10 of this report;

- 3. The concerned adverts have previous or deemed consent;*
- 4. This sign and associated lighting has previous or deemed consent- these will not be considered as part of the application and are shown for reference;*
- 5. This sign and associated lighting has previous or deemed consent- these will not be considered as part of the application and are shown for reference;*
- 6. This sign has been amended to not be internally illuminated;*
- 7. This sign has been amended to not be internally illuminated;*
- 8. The wording of the signage is not a material consideration (unless it would be obscene language etc.) in the assessment of an advertisement consent application. For information, Thomas Neal's Warehouse/Centre was the name applied to the building in the 1980s when used as a shopping centre and therefore presumed not to be its original name. The Historic England listing description describes the site as 'The Crafts Centre'.*
- 9. The wording of the signage is not a material consideration (unless it would be obscene language etc.) in the assessment of an advertisement consent application. For information, Thomas Neal's Warehouse/Centre was the name applied to the building in the 1980s when used as a shopping centre and therefore presumed not to be its original name. The Historic England listing description describes the site as 'The Crafts Centre'.*
- 10. The wording of the signage is not a material consideration (unless it would be obscene language etc.) in the assessment of an advertisement consent application. For information, Thomas Neal's Warehouse/Centre was the name applied to the building in the 1980s when used as a shopping centre and therefore presumed not to be its original name. The Historic England listing description describes the site as 'The Crafts Centre'.*
- 11. The proposed signage makes use of existing consented lighting.*

Site Description

The applications relate to a four storey building located on the south eastern side of Shorts Gardens and north western side of Earlham Street. The building is located within the Seven Dials Conservation Area and is a grade II listed building.

The building is predominantly commercial retail (Class A1) and restaurant (Class A3) accommodation at basement and ground floors, with office (Class B1) and residential (Class C3) accommodation located on the building's upper floors.

This application refers to the exterior façade of the building along Shorts Gardens and Earlham Street

The listing description is as below:

List Entry No: 1342094.

Date first listed: 15 January 1973.

"Includes: Nos.8-26 SHORT'S GARDENS. Warehouse, probably originally a brewery; now a crafts centre. Mid C19. Stock brick; roof not visible. 3 storeys. 19 bays to Earlham Street, No.43 with splayed corner and return to Neal Street. Shorts Gardens elevation of 2 storeys. Brick band above ground floor. Segmental headed windows and doorways, those to ground floor on Earlham Street elevation set in segmental headed reveals. INTERIOR: internal structure comprises brick barrel vaults supported by cast-iron columns. Nos 29-41 (odd) and Nos 8-26 (even) Shorts Gardens were listed on 10/03/88".

Relevant History

Associated Applications

2019/2770/A & 2019/3395/L - Display of 1x painted text signage to Shorts Gardens elevation and display of 2x painted text signage to Earlham Street elevation to grade II listed building (non-illuminated) (Use A1/A3/B1/C3). **Currently under determination.**

Historic Applications

9580173R1 (Advertisement Consent) - The display of 6 externally illuminated projecting signs on the Earlham Street frontage. **Granted 11 April 1986.**

ASX0205379/A (Advertisement Consent) - Display of external painted banner signage. **Granted 17 July 2003.**

Relevant policies

National Planning Policy Framework, 2019

The London Plan 2016

Camden Local Plan 2017

A1 (Managing the impact of development)

D2 (Heritage)

D4 (Advertisements)

Camden Supplementary Planning Guidance

CGP Adverts (March 2018)

Seven Dials (Covent Garden) Conservation Area Statement 1998.

1. Proposal

1.1 Advertisement consent is sought for the display of advertisements along the elevations of Shorts Gardens and Earlham Street. The following adverts are proposed:

Shorts Gardens elevation:

- Shop entrance fascia sign (SG_002)- externally illuminated- extruded lettering pinned to a grill (Dimensions 2500mm width x 190mm height x 40mm depth).

Earlham Street elevation:

- Replacement illuminated box sign (ES_003)- non-illuminated- powder coated steel frame with coloured acrylic front (Dimensions 1080mm width x 2250mm height x 100mm depth).
- Replacement illuminated box sign (ES_004)- non-illuminated- powder coated steel frame with coloured acrylic front (Dimensions: 1220mm width x 2250mm height x 100mm depth).
- Shop entrance fascia sign (ES_005)- externally illuminated by existing lights- white painted brushed aluminium/polished stainless steel (Dimensions: 2500mm width x 190mm height x 40mm depth).
- Shop entrance fascia (ES_006)- non illuminated- alterations to details of existing sign.
- Door sign (ES_007)- non-illuminated- painted over with new lettering.
- Replacement hanging sign (ES_008)- externally illuminated (by existing lights)- powder coated steel/painted acrylic (Dimensions: 600mm height x 600mm width x 50mm depth).

1.2 Listed building consent is sought for the above works as the adverts are to be applied to a grade II listed building.

1.3 Alongside this, other adverts are to be proposed as part of the works. The following adverts have previous consent or deemed consent and therefore do not require advertisement or listed building consent to be displayed:

Shorts Gardens elevation:

- Replacement hanging sign (SG_004)- externally illuminated (by existing lights)- fibreglass (Dimensions: 500mm width x 830mm height x 180mm depth)
- Replacement hanging sign (SG_005)- externally illuminated (by existing lights)- powder coated steel/painted wood with logo on front (Dimensions: 400mm width x 400mm height x 40mm depth)
- Replacement hanging sign (SG_006)- externally illuminated (by existing lights)- powder coated steel/painted wood with logo on front (Dimensions: 400mm width x 400mm height x 40mm depth);
- Shop entrance fascia (SG_007)- externally illuminated -extruded lettering pinned to grill- white painted aluminium/polished stainless steel (Dimensions: 2500mm width x 190mm height x 40mm depth).

Earlham Street elevation:

- Shop entrance fascia (ES_009)- externally illuminated- extruded lettering pinned to grill-white painted aluminium/polished stainless steel (Dimensions: 2158mm width x 190mm height x 40mm depth).

Revisions

- 1.4 During the course of the application, revisions to the proposed signage were made. These were namely illumination changes to signs SG_003 and SG_004 from internally illuminated to externally illuminated. This is so the signage is in keeping with the historic character of the Seven Dials Conservation Area in which there is not a prevalence of internally illuminated signage and to not detract from the setting and the special architectural and historic character of the grade II listed building.

2. Assessment

2.1 The main issues for consideration are:

- Design, Conservation and Heritage
- Neighbour Amenity
- Transport impact

2.2 As the application site is located within the Seven Dials Conservation Area and the building is Grade II listed, the statutory provisions relevant to the determination of the applications are section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.3 Section 16 requires that in considering whether to grant listed building consent for development that affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historical interest.

2.4 Section 66 of the Act requires that in considering whether to grant planning permission for development that affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

2.5 Section 72 of the Act requires that in considering whether to grant planning permission for development in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.

2.6 The NPPF terms listed buildings as designated heritage assets. Section 12 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 134 states that “less-than-substantial harm” to a designated heritage asset must be outweighed by the public benefits secured by the proposals, including heritage benefits to the assets.

3. Design

External Design and Impact on Conservation Area

3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. Policy D4 of the Local Plan states that the Council will require advertisements to preserve or enhance the character of their setting and host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail. Within areas of distinctive character or adjacent to one, it is considered development (including adverts) should reinforce those elements which contribute to and create the character, in line with policy D2. Furthermore, in line with policy D2, proposals should not harm the setting of listed buildings

3.2 The Seven Dials Conservation Statement reads "*shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level*".

Shorts Gardens

3.3 SG_002: The proposed signage would be externally illuminated and would be located above an entranceway within an inset of the building. The lettering would read 'seven dials market' and it is considered that the materials and method of illumination is acceptable.

3.4 ES_003: The proposed signage would be externally illuminated and would be situated at first floor level adjacent to the Earlham Street entrance (next to the Donmar). The signage would be of a yellow banana with a black outline. It is considered that the materials and method of illumination is acceptable.

3.5 ES_004: The proposed signage would be externally illuminated and would be situated at first floor level adjacent to the Earlham Street entrance (next to the Diesel store). The signage would be of a purple banana with a black outline. It is considered that the materials and method of illumination is acceptable.

3.6 ES_005: The proposed signage would be externally illuminated and would be situated at within the doorway at the main Earlham Street entrance (in between the Donmar and the Diesel store). The proposed lettering would read 'seven dials market' and it is considered that the materials and method of illumination is acceptable.

3.7 ES_006: The proposed signage would be non-illuminated and would be an alteration to the existing band above the Earlham Street entrance. The proposed material and non-illumination is considered acceptable.

3.8 ES_007: The proposed signage would non-illuminated and would be an alteration to the existing door. It would be painted over with the new branding. The proposed painting is considered acceptable.

3.9 ES_008: The proposed signage would be externally illuminated and would consist of a metal roundel with the banana logo in the centre and 'seven dials market by KERB' around the banana. The proposed material and method of illumination is considered acceptable.

3.10 As discussed above, the proposed adverts individually are considered appropriate in terms of their size, material and illumination. Collectively, all the proposed adverts are considered acceptable in their overall strategic locations and their relationship with each other. Although there are a large number of adverts proposed, all the signage within the proposed strategy would be distributed across a large market/warehouse building in comparison to a typical shopfront.

3.11 A considerable proportion of the adverts within the proposed strategy benefit from either a previous consent or deemed consent and as such, the Council has no control on these. However, these and the proposed signage make use of existing lighting and is not introducing

any elements of lighting that would detract from the appearance or special architectural character of the listed building. Likewise, the proposed adverts are not considered to detract from the character and appearance from the Seven Dials Conservation Area and there would be a limited visual impact upon the listed building (as explained further below).

External Listed Building Alterations

- 3.12 The Council's design guidance states that when assessing proposals involving listed buildings, the Council will consider the impact of the proposals on the historic significance of the buildings, including its features such as original and historic materials and architectural features, original layout of rooms, structural integrity and its character and appearance.
- 3.13 The Council's design guidance states that the Council will expect original or historic features to be retained and repairs to be in matching materials; and that proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change it.
- 3.14 The external alterations include the installation and display of the proposed adverts. The adverts would reuse existing frames, brackets and lighting from the existing signage on the site and therefore would be no impact or harm to the historic fabric of the listed building. As a result there would be no damage or impact to the building and its architectural integrity would be preserved.
- 3.15 The building's significance is considered to derive from its industrial history and original use as a brewery, as well as its architectural character and detailing. The proposed building signage is not considered to cause harm to this significance. The CGCA objected to one of the proposed signage alterations on the grounds of the removal of the Thomas Neal name from the building; however, although important in the development of the area, there is no historic evidence that directly involved in the construction of development of the application site and, as such, the removal of the Thomas Neal name is considered to not cause harm to the building's historic significance. Conversely, some of the proposed signage is of bananas which is reference to one of the buildings past uses as a banana warehouse.
- 3.16 Overall, the proposed signage would not cause harm to the special architectural or historic interest that the building possesses; nor would it cause harm to the character, appearance or setting of the grade II listed building.

4. Neighbour Amenity

- 4.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour. Furthermore, A4 seeks to protect development from noise sensitivity or neighbouring occupiers from potential noise generation from development.
- 4.2 As the proposal involves painted non-illuminated signage onto the elevations of the building, it is considered that the amenity of adjoining residential occupiers would not be affected.

5. Transport Impact

- 5.1 As the proposal involves painted non-illuminated signage onto the elevations of the building, it is considered that pedestrian and vehicular safety would not be affected as a result of the adverts.

6. Recommendation

- I. Grant advertisement consent.

II. Grant 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 19th August 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 and search for 'Members Briefing'.



Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2019/2771/A**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

15 August 2019

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:
Thomas Neal Centre
35 Earlham Street
London
WC2H 9LD

DECISION

Proposal:

Comprehensive overhaul of signage strategy across centre including the display of externally and non- illuminated hanging signs and new entrance signage to mixed use building (Use A1/A3/B1a/C3)

Drawing Nos: ST-[00]-100; ST-[00]-200; ST-[12]-100; ST-[12]-101A; ST-[12]-102; ST-[12]-103A; ST-[12]-105; ST-[12]-106A; ST-[12]-107; ST-[12]-108; ST-[12]-109; ST-[12]-112A; ST-[12]-113A; ST-[12]-114; ST-[12]-115; ST-[12]-116; ST-[12]-117; ST-[12]-118.

Cover letter by Rolfe Judd dated 24 May 2019 (MR/P7447).

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

Conditions and Reasons:

Executive Director Supporting Communities



- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

- 1 This advertisement consent only applies to the following signs as stated within the cover letter and within the proposed drawings: SG_002; ES_003; ES_004; ES_005; ES_006; ES_007; ES_008.

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 in regard to your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2019/3387/L**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

15 August 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Thomas Neal Centre
35 Earlham Street
London
WC2H 9LD

DECISION

Proposal:

Comprehensive overhaul of signage strategy across centre including the display of externally and non- illuminated hanging signs and new entrance signage to mixed use building (Use A1/A3/B1a/C3)

Drawing Nos: ST-[00]-100; ST-[00]-200; ST-[12]-100; ST-[12]-101A; ST-[12]-102; ST-[12]-103A; ST-[12]-105; ST-[12]-106A; ST-[12]-107; ST-[12]-108; ST-[12]-109; ST-[12]-112A; ST-[12]-113A; ST-[12]-114; ST-[12]-115; ST-[12]-116; ST-[12]-117; ST-[12]-118.

Cover letter by Rolfe Judd dated 24 May 2019 (MR/P7447).

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

Conditions And Reasons:

Executive Director Supporting Communities



- 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:

ST-[00]-100; ST-[00]-200; ST-[12]-100; ST-[12]-101A; ST-[12]-102; ST-[12]-103A; ST-[12]-105; ST-[12]-106A; ST-[12]-107; ST-[12]-108; ST-[12]-109; ST-[12]-112A; ST-[12]-113A; ST-[12]-114; ST-[12]-115; ST-[12]-116; ST-[12]-117; ST-[12]-118.

Cover letter by Rolfe Judd dated 24 May 2019 (MR/P7447).

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.

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 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.

- 5 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.

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

Director of Regeneration and Planning