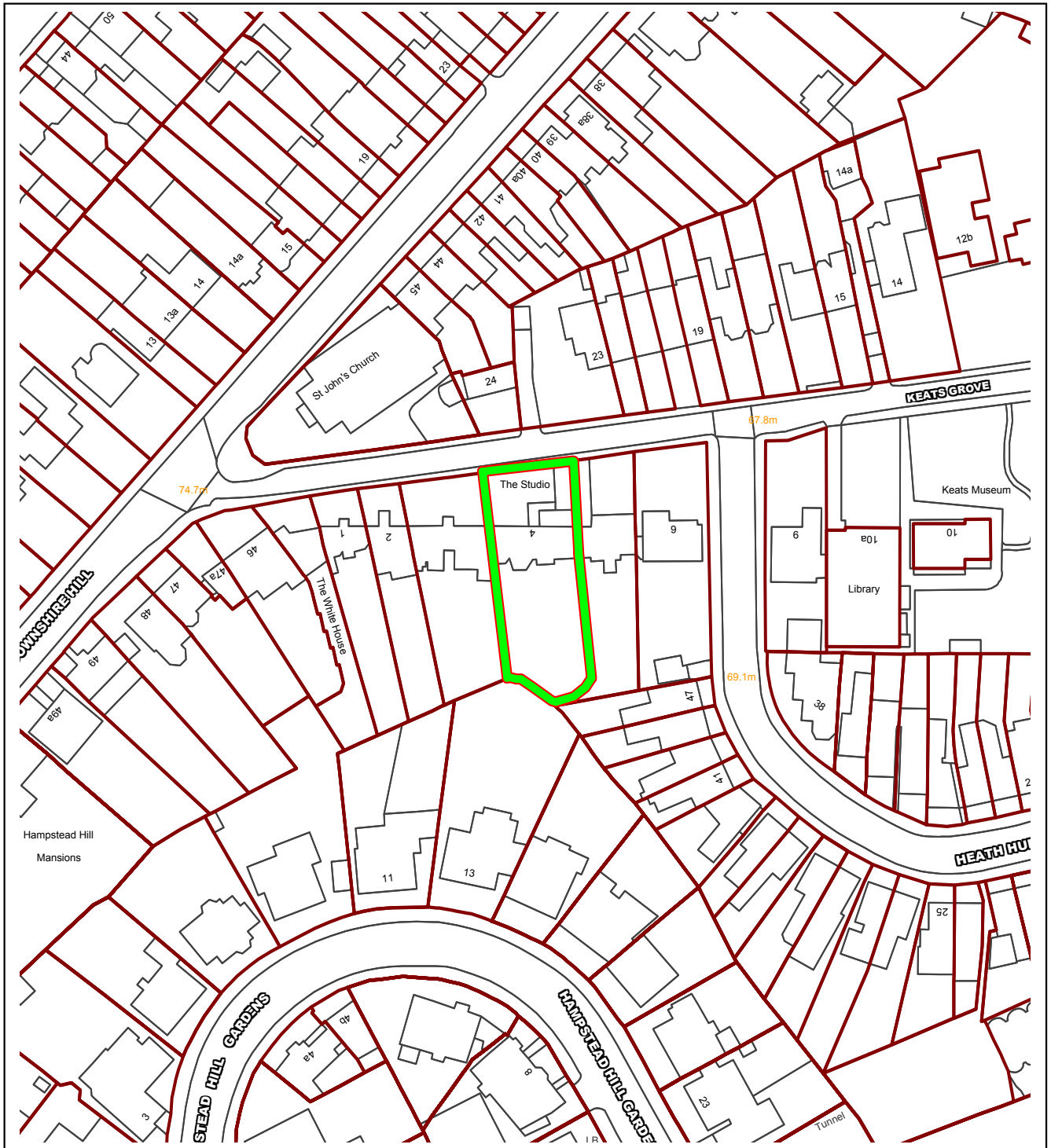
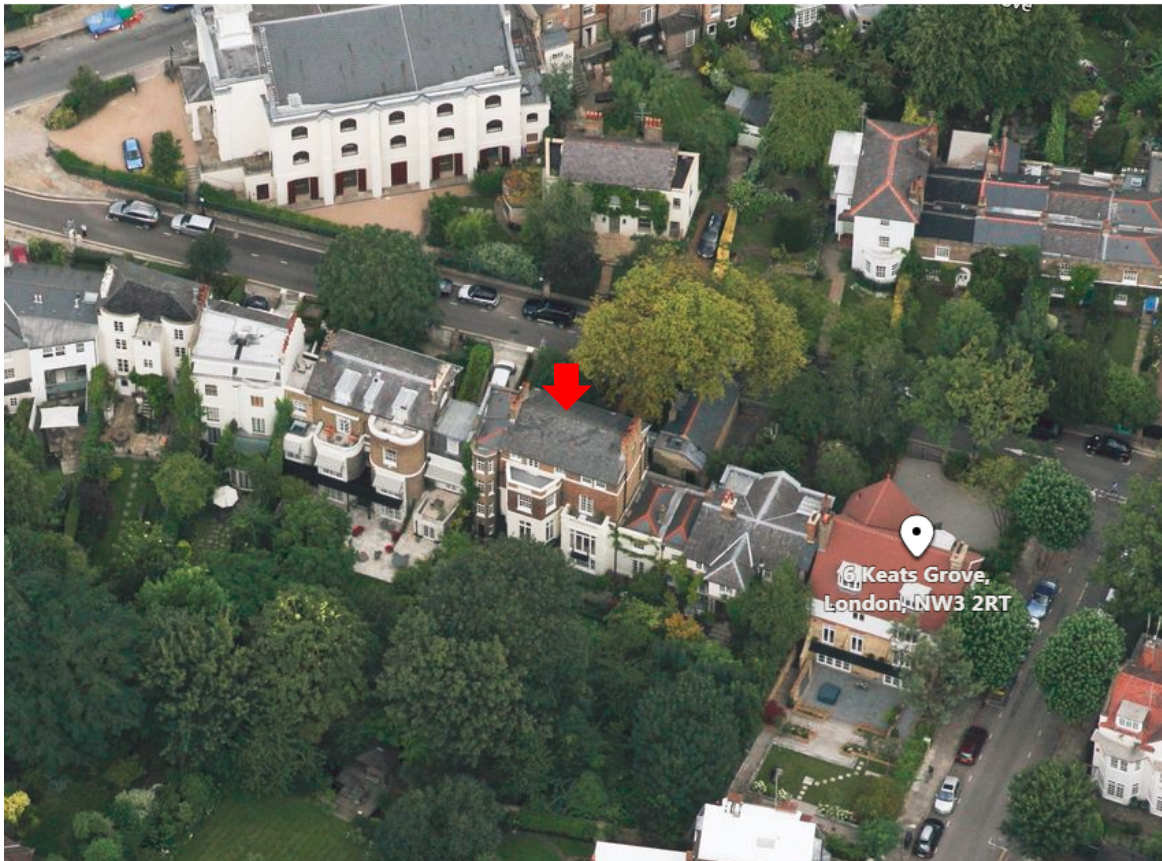


4 Keats Grove, NW3 2RT



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Site photographs



1. Aerial view of application site and surroundings.



1. View to rear elevation of the main building. Cast iron steps to be widened and railings refurbished. First floor door to balcony to be replaced like for like.



2. Cast iron steps to be widened and railings refurbished.



3. Front porch – link between main building and studio building.



4. Door of front porch and porch panelling.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	04/01/2019
		N/A	Consultation Expiry Date:	30/12/2019
Officer			Application Number(s)	
Nora-Andreea Constantinescu			2018/5475/P 2018/5781/L	
Application Address			Drawing Numbers	
4 Keats Grove London NW3 2RT			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to the front and rear porch glazing, new side brick boundary wall, new planters to lower ground floor courtyard, enlargement rear balcony staircase, alterations to one window at lower ground floor and doors to balcony at first floor to main building, interior secondary glazing to conservatory, internal alterations to studio and main buildings at lower ground, ground and first floors, floor lowered in studio building.				
Recommendation(s):		(i) Grant conditional planning permission (ii) Grant listed building consent		
Application Type:		Full Planning Permission and Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	PP Site notices Press notice LBC Site notices Press notice	30/11/18-24/12/18 30/11/18-24/12/18 30/11/18-24/12/18 06/12/18-30/12/18	No. of responses	2	No. of objections	2
Summary of consultation responses:	<p>The neighbouring occupier at nos 3, 5 Keats Grove has objected on the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"> 1. Lowering the lower ground floor by 200mm will involve considerable excavation of material therefore a Construction Management Plan should be required. 2. The owner should provide a security plan for protection of no. 5 property during the works and a schedule of compensations and damage liability. 3. Restrictive covenant restricting the proposed works. 4. Informative to be applied to stipulate The Party Wall Act 1996 requirements. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>The removal of 200mm of floor is not considered development requiring planning permission, given the small floor area of the studio. See paras 5.3, 6.3 of this report.</i> 2. <i>Matters relating to damages and compensation are not a material planning consideration in the assessment of the proposed scheme.</i> 3. <i>Leaseholder issues/restrictions are a civil matter between residents and are not considered a material planning consideration in the assessment of these applications.</i> 4. <i>Any subsequent decision notice would include a Party Wall informative.</i> 					
Keats Grove Residents Association	<p>Keats Grove RA objected on the following grounds:</p> <ol style="list-style-type: none"> 1. Aa Construction Management Plan (CMP) should be provided before any planning permission is granted. Any blockage on the one-way road would affect all traffic in the area. <p><i>Office response:</i></p> <ol style="list-style-type: none"> 1. <i>The scale of the proposed development is not considered large enough to warrant the submission of a CMP. See para 7.1 below for further discussion on this.</i> 					

Site Description

The application site is located on the south side of Keats Grove, near to its junction with Heath Hurst Road, and comprises a 4-storey residential building, including basement level. This lies within Hampstead Conservation Area.

The building is Grade II listed, dating from the early 19th century and the site includes a studio dating from the late 19th century which is attached to the main house and accessed through a glazed portico extension.

The main building has undergone various alterations in the late 19th and 20th centuries and it is constructed of yellow stock brick with channelled stucco to the ground floor level.

Relevant History

2004/1958/P (2004/1882/L) - Demolition of storeroom in the basement, excavations to enlarge front area, reconfiguration of steps to basement, installation of handrails to these and to the front steps leading to the entrance and replacement of side garden gate with gate to match main gate. – **Granted 02/08/2004**

2013/5112/L –Flat A - Internal alterations to form new wall and door openings, infill a door and relocate and remove existing partition walls, in connection with the creation of two additional bathrooms to flat at ground and basement levels (Class C3). – **Granted 27/09/2013**

2014/7932/P (2015/0125/L) - Conversion of 4 flats into 3 flats (1 x 3-bed, 2 x 1-bed), replacement of front porch, and alterations to front and rear fenestration – **Granted 14/07/2015**

2015/0125/L - Replacement of front porch, alterations to front and rear fenestration and internal works to enable conversion – **Granted 14/07/2015**

2016/6840/P (2016/7148/L) –Refurbishment of the porch, replacement of a chimney, alterations to fenestration, landscaping to front and rear, replacement of the rear balustrade to the existing residential building (Class C3). - **Granted 27/03/2017**

2016/7148/L - Internal alterations to partitions, doors, floors, ceilings, cornices and architraves, new ceiling to the stables and alterations to the second floor of the main house, refurbishment of the porch, alterations to fenestration, landscaping to front and rear, replacement of a chimney, replacement of the rear balustrade. – **Granted 27/03/2017**

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Policy 3.5 – Quality and design of housing developments

Policy 5.10 – Urban greening

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy DM1 – Delivery and monitoring
Policy D1 - Design
Policy D2 - Heritage
Policy A1 - Managing the impact of development
Policy T1 – Prioritising walking, cycling and public transport
Policy T4 – Sustainable movement of goods and materials
Policy CC2 - Adapting to climate change
Policy CC4 – Air quality

Camden Planning Guidance

CPG – Design 2018
CPG – Amenity 2018
CPG – Transport 2019
CPG – Trees 2019

Hampstead Conservation Area Statement 2002

Hampstead Neighbourhood Plan 2018-2033

Policy DH1: Design
Policy DH2 : Conservation areas and listed buildings
Policy TT1: Traffic volumes and vehicle size

Assessment

1. Proposal

1.1 The applicant seeks planning permission and listed building consent for internal and external alterations to the main building, studio building and front porch link structure. The proposed alterations are as follows:

1.2 Proposed alterations to the studio building:

- Removal of 200mm of the studio building floor - return to the (previous) original floor level
- New partition walls and door replacements.

1.3 Proposed alterations to the main building and courtyard:

External:

- Introduction of internal secondary glazing to front porch and single laminated glass
- Replacement of window at lower ground floor level
- New gate below rear porch
- New plant beds to the lower ground floor courtyard.
- Rebuilding planter structure behind front porch to be used as plant room and plant

bed.

- Replacement of fence with brick side boundary wall
- Widening of stairs of the rear balcony and refurbishment of railings
- New doors at first floor level to balcony

Internal:

- Reconfiguration of internal partitions into both bedrooms at basement level
- New kitchen island with pop-up extract fan
- Reconfiguration of internal wall in kitchen at ground floor level.
- New internal doors at ground floor lounge.
- New partitions and furniture fittings to master bedroom/dressing and bathroom at first floor level

2. Revisions

2.1 The following revisions took place following negotiation with the applicant:

Studio building:

- Omission of proposed alterations to windows to studio building
- Removal of proposed rooflight

3. Considerations

3.1 The main issues for consideration area:

- Land use
- Heritage and Design
- Impact on the neighbouring amenity
- Landscaping
- Transport

Assessment

4. Land use

4.1 The proposed scheme does not include any changes to the internal configuration of the flats and this would remain as previously granted 1xStudio, 1x1bedroom self-contained flat, 1x4 bedroom self-contained flat. The premises would remain in residential use and therefore in line with policy H3.

5. Heritage and Design

- 5.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: Development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used, to promote health, respond to natural features and preserve gardens and strategic and local views.
- 5.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area. It adds that the character of a conservation area derives from the combination of qualities including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses.
- 5.3 In relation to the studio building, this has been significantly altered through time, including a new modern floor added after 2003 in the main parts of the building. The proposal would include the removal of the modern addition and lowering the floor level by 200mm. This would result in the internal floor area to be levelled with the existing bathroom at the rear of the building. Internal alterations in relation to partition walls, staircase, and doors would be adapted to relate to the proposed floor level. It is considered that the proposed alterations would not result in loss of historic fabric and would retain the existing internal configuration of the studio building, which is considered acceptable.
- 5.4 In relation to the front porch link to the studio building, previous permissions have considered its refurbishment by replacing the modern PVC glazed roof with a traditional lead roof and reinstatement of the wood panelling and glazing to match the existing. The proposal would include new internal secondary glazing to the porch windows and external clear glazing in front of the existing painted glass. This would retain the existing historic glazing and would not harm the historic fabric. Details of the proposed glazing was provided and it is considered that it would not cause harm to the historic fabric and would preserve the appearance of the porch and host building.
- 5.5 Adjacent to the front porch to the rear, there is a modern structure built previously with a walkway above. This has been removed and the structure became a plant bed. The proposal would demolish the existing structure and rebuild it, to extend the existing area for services and all the plant equipment required. Given the structure is not an original feature of the building, its demolition and rebuild would not be considered harmful to the significance of the listed building.
- 5.6 Underneath the front porch a gate is proposed to separate the courtyard at lower ground floor level. The gate would not be visible from any public views and would sit discreetly behind the existing structure for services. Whilst the position and location of the gate would be acceptable, details of this would be secured by condition.
- 5.7 In relation to the main building, there are a number of external and internal alterations proposed, which overall are considered to be minor. The new replacement window at basement level and replacement door at first floor level opening into the balcony would be matching the exiting fenestration, window panes and be made of timber. The window and door are not original and therefore their replacement would not result in loss of historic fabric. This alteration would be considered acceptable as it would preserve the appearance of the building and would not cause harm to its significance. Detailed drawings of the window and door would be secured by condition.
- 5.8 The ground floor level of the main building opens to the rear with a balcony and cast iron

staircase for access to the rear garden. The proposal would widen the existing steps from 0.9m to 1.2m and would clean, repair and refinish the existing metal work, which is considered to cause minimal harm to the existing historic fabric and overall preserve its appearance and character.

- 5.9 Adjoining the boundary with no. 5 Keats Grove, the site is bordered by a low brick wall and timber fence. The proposal would include the replacement of the existing timber fence with a brick wall of 2m high, and increase the height of the existing brick wall to 2m. Details of the bricks to be used for the wall would be secured by condition.
- 5.10 Internal alterations proposed to the main building would reconfigure the en-suites arrangements in the bedrooms at lower ground and ground floor levels. The consent granted under previous permission ref nos. 2016/6840/P and 2016/7148/L dated 27/03/2017, included similar internal alterations in these locations. The current proposal would reorganise the bathroom layouts with partition walls in similar positions at both basement and ground floor levels. It is therefore considered that this would preserve the historic fabric and layout of the main building. Drainage details were provided and are considered acceptable.
- 5.11 At ground floor level, it is proposed to install a kitchen worktop island with cooker, oven served by a pop-up extract fan within it, and a dishwasher. The proposed alterations are supported by drainage drawings which show that the impact on the historic fabric would be minimal.
- 5.12 At second floor level, the proposal would include new partition walls and furniture features to separate the dressing area from the bedroom. The access from the bathroom to master bedroom is retained. The proposal includes new furniture features in the bathroom. The proposal would preserve the historic plan form of the host building and no harm to the historic fabric would be caused.
- 5.13 It is noted that the Design and Access Statement specifies that new heating system including underfloor heating, radiators and fireplaces and new vents for chimneys. There are no details provided in relation to this element of the proposal and therefore these would be secured by condition.
- 5.14 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposed alterations are not considered to cause harm to the special historic significance of the listed building.

6. Impact on neighbouring amenity

- 6.1 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 the impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 6.2 Due to the minor nature, location and detailed design of the proposed alterations, it is not considered that significant harm would be caused to the amenity of neighbouring properties in terms of loss of light, outlook or privacy.
- 6.3 It is noted that concerns were raised in relation to the structural stability of the neighbouring building at no. 5 due to the proposed removal of 200mm of the studio floor. Given the small floor area of the studio building (34.2sqm), and small amount of floor to be removed, such an alteration is not considered development that would usually require planning permission. However, this work would require listed building consent, and given the floor is not original, its

removal would not be considered harmful to the significance of the listed building.

7. Transport

- 7.1 In relation to the transport impacts of the proposed construction works, the Council's transport officer has been consulted on the application and has confirmed that, due to the small scale of development proposed, there would only be a limited number of construction vehicles required to access the site. It is noted that access to the site on Keats Grove is restricted, however the comings and goings of the construction vehicles would be very limited and therefore it is not considered that there would be a significant impact on vehicular traffic in vicinity. As such, it is not considered necessary to secure a CMP as part of the current application.

8. Landscaping

- 8.1 The proposal includes alterations to the communal courtyard at lower ground floor level and includes planters adjacent to the host building and a new gate. The proposed planters would include 200mm depth of bedding soil, which would accommodate a good level of planting and it is therefore considered acceptable.

9. Recommendation

- 9.1 Grant conditional planning permission and 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 Tuesday 27th 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'.

Application ref: 2018/5475/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 20 August 2019

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

Richard Griffiths Architects
5 Maidstone Mews
72-76 Borough High Street
London
SE11GN
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Keats Grove
London
NW3 2RT

DECISION

Proposal:

Alterations to the front and rear porch glazing, new side brick boundary wall, new planters to lower ground floor courtyard and gate, enlargement of rear balcony staircase, alterations to one window at lower ground floor and doors to balcony at first floor to main building, all to residential buildings (Class C3).

Drawing Nos: L01 Rev A; L02 Rev A; EX01 Rev C; EX02 Rev C; EX03 Rev C; EX04 Rev C; EX05 Rev C; EX10 Rev B; EX11 Rev B; EX12 Rev B; EX13 Rev B; EX14 Rev B; EX15 Rev B; EX16 Rev B; EX20 Rev B; EX21 Rev B; EX22 Rev B; EX23 Rev B; 4351/P/001 P2; 4351/P/002 P2; 4351/P/003 P2; D01 Rev B; D02 Rev B; D03 Rev A; D05 Rev A; D10; D11 Rev A; D12; D13 Rev A; D15 Rev A; D16 Rev A; D21; D22; D100 Rev C; D101 Rev B; D102 Rev A; D104 Rev A; D110; D111 Rev A; D112; D113 Rev B; D115 Rev A; D116 Rev A; D121; D122; A003; A308 Rev A; A500; A509; A510; Door Repair Schedule For Studio Job no. 546; Heritage, Design and Impact Statement - Rev B July 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:

L01 Rev A; L02 Rev A; EX01 Rev C; EX02 Rev C; EX03 Rev C; EX04 Rev C; EX05 Rev C; EX10 Rev B; EX11 Rev B; EX12 Rev B; EX13 Rev B; EX14 Rev B; EX15 Rev B; EX16 Rev B; EX20 Rev B; EX21 Rev B; EX22 Rev B; EX23 Rev B; 4351/P/001 P2; 4351/P/002 P2; 4351/P/003 P2; D01 Rev B; D02 Rev B; D03 Rev A; D05 Rev A; D10; D11 Rev A; D12; D13 Rev A; D15 Rev A; D16 Rev A; D21; D22; D100 Rev C; D101 Rev B; D102 Rev A; D104 Rev A; D110; D111 Rev A; D112; D113 Rev B; D115 Rev A; D116 Rev A; D121; D122; A003; A308 Rev A; A500; A509; A510; Door Repair Schedule For Studio Job no. 546; Heritage, Design and Impact Statement - Rev B July 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 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.

- 3 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.

- 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.

DRAFT

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

DECISION

Richard Griffiths Architects
5 Maidstone Mews
72-76 Borough High Street
London
SE11GN
United Kingdom

Application Ref: **2018/5781/L**

Please ask for:

Nora-Andreea**Constantinescu**Telephone: 020 7974 **5758**

20 August 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Keats Grove
London
NW3 2RT

DECISION

Proposal:

Alterations to the front and rear porch glazing, new side brick boundary wall, new planters to lower ground floor courtyard, enlargement rear balcony staircase, alterations to one window at lower ground floor and doors to balcony at first floor to main building, interior secondary glazing to conservatory, internal alterations to studio and main buildings at lower ground, ground and first floors, floor lowered in studio building,

Drawing Nos: L01 Rev A; L02 Rev A; EX01 Rev C; EX02 Rev C; EX03 Rev C; EX04 Rev C; EX05 Rev C; EX10 Rev B; EX11 Rev B; EX12 Rev B; EX13 Rev B; EX14 Rev B; EX15 Rev B; EX16 Rev B; EX20 Rev B; EX21 Rev B; EX22 Rev B; EX23 Rev B; 4351/P/001 P2; 4351/P/002 P2; 4351/P/003 P2; D01 Rev B; D02 Rev B; D03 Rev A; D05 Rev A; D10; D11 Rev A; D12; D13 Rev A; D15 Rev A; D16 Rev A; D21; D22; D100 Rev C; D101 Rev B; D102 Rev A; D104 Rev A; D110; D111 Rev A; D112; D113 Rev B; D115 Rev A; D116 Rev A; D121; D122; A003; A308 Rev A; A500; A509; A510; Door Repair Schedule For Studio Job no. 546; Heritage, Design and Impact Statement - Rev B July 2018.

Executive Director Supporting Communities



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.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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.

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

L01 Rev A; L02 Rev A; EX01 Rev C; EX02 Rev C; EX03 Rev C; EX04 Rev C; EX05 Rev C; EX10 Rev B; EX11 Rev B; EX12 Rev B; EX13 Rev B; EX14 Rev B; EX15 Rev B; EX16 Rev B; EX20 Rev B; EX21 Rev B; EX22 Rev B; EX23 Rev B; 4351/P/001 P2; 4351/P/002 P2; 4351/P/003 P2; D01 Rev B; D02 Rev B; D03 Rev A; D05 Rev A; D10; D11 Rev A; D12; D13 Rev A; D15 Rev A; D16 Rev A; D21; D22; D100 Rev C; D101 Rev B; D102 Rev A; D104 Rev A; D110; D111 Rev A; D112; D113 Rev B; D115 Rev A; D116 Rev A; D121; D122; A003; A308 Rev A; A500; A509; A510; Door Repair Schedule For Studio Job no. 546; Heritage, Design and Impact Statement - Rev B July 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.

- 4 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 before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings of all new windows, doors and skirting boards scale 1:10
 - b) Details of underfloor heating showing area and extent, section of method of fixing at 1:10 and location of manifolds.
 - c) Annotated plans of services explaining how pipes do not harm underfloor structures and whether risers are existing or proposed.
 - d) Details of external services, vents, flues, rainwater goods and SPV stating materials.
 - e) Confirmation that all internal plasterwork will be lime plaster on lath (where not on masonry).
 - f) Dry sample panel of garden wall not less than 1m² showing reclaimed stock bricks, bond and mortar to match adjacent historic brickwork.

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 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.
- 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 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.
- 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)

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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.

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Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION