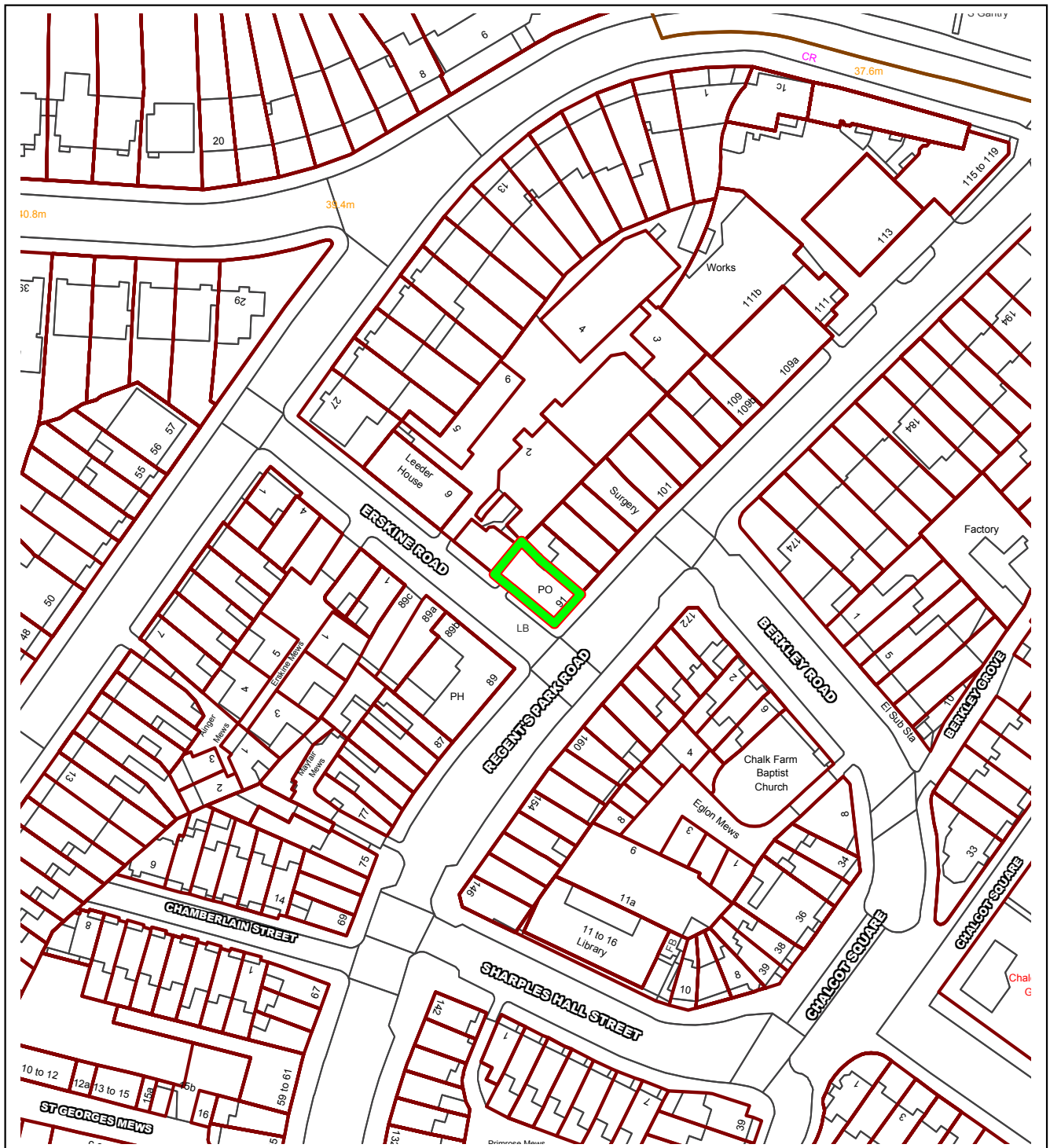


2018/3036/P – 91 Regent's Park Road, NW1 8UT



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Site photographs



Photo 1 – Front and side elevation from Regent's Park Road



Photo 2 – Side elevation from Erskine Road



Photo 3 – Longer view of tear elevation from Erskine Road



Image 1 – Visualisation from Erskine Road showing consented massing of development at 6 Erskine Road (Erskine Road shopfront since revised)



02 View along Regent's Park Road

Image 2 – Visualisation from Regent's Park Road (Erskine Road shopfront since revised)



Image 3 – Erskine Road street elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/09/2018
		N/A / attached		Consultation Expiry Date:	19/08/2018
Officer			Application Number(s)		
Kristina Smith			2018/3036/P		
Application Address			Drawing Numbers		
91 Regent's Park Road London NW1 8UT			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
External alterations including, erection of single storey rear extension above existing retail unit (Class A1) fronting Erskine Road and dormer extension in association with reconfiguration of existing residential units (1x2-bed; 1x4-bed) (C3) to create 3 units (1x1-bed; 1x2-bed; 1x3-bed).					
Recommendation(s):		Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<ul style="list-style-type: none">3 Site Notices were displayed (2 on Regent’s Park Road and 1 on Erskine Road) from 20/07/2018 to 13/08/2018A press advert was published on 26/07/2018 to 19/08/2018 <p>No responses were received from adjoining occupiers</p>			
Primrose Hill CAAC	<p>The Primrose Hill CAAC objected on the following grounds:</p> <ul style="list-style-type: none">The importance of the building is given special recognition in the conservation area statement as defining the entrance to Erskine Road. The prominence depends on the scale of the main building relative to the low building to the rear.Significance is enhanced by the parallel massing of the building at no.89 Regent’s Park Road. This pattern of lower and higher massing is characteristic of the conservation area and contributes to a sense of openness.The application would seriously harm the character and appearance of the conservation area.Elements of the design could be improved – the rear wall to the mansard is over-dominant and the details of the retained laundry building could be enhancedRear extension fails to comply with policy guidance in the PHCA statement <p>Officer response: Please refer to ‘design and conservation’ section of this report.</p> <ul style="list-style-type: none">Rear extension would be located to the south and west of habitable rooms in properties adjacent. The loss of natural light and sunlight is of considerable concern. <p>Officer response: Please refer to ‘amenity’ section of this report.</p>			

Site Description

The site comprises a prominent four storey (plus basement) corner building that fronts both Regent's Park Road and Erskine Road. At basement and ground floor levels, the building accommodates a post office (A1) fronting Regent's Park Road and a dry cleaners 'Primrose Valet' (A1) fronting Erskine Road. Two residential flats (1x2-bed; 1x4-bed) are located above (C3).

The building is not listed; however, it is located in the Primrose Hill Conservation Area and identified as making a positive contribution to the Conservation Area. The Post Office is identified as a shopfront of merit.

Relevant History

APPLICATION SITE

2014/1720/P - Installation of rear dormer and 2 rooflights to the front roof slope. **Granted 20/08/2014**

8700329 - Change of use of retail storage to laundry/dry cleaners of rear part of ground floor. **Granted 01/10/1987**

8700329 - Change of use of retail storage to laundry/dry cleaners of rear part of ground-floor **Granted 01/10/1987**

H9/14/12/21254 - Change of use of first floor from residential to offices, and third floor from office to residential use. **Conditional 24/02/1977**

95 REGENT'S PARK ROAD

2016/0572/P - Erection of dormer roof extension with balcony to the rear elevation and installation of 3 x velux rooflights to the front elevation for ancillary floorspace for the upper floor flat. **Granted 15/06/2016**

101 REGENT'S PARK ROAD

2017/3371/P - Erection of rear dormer, installation of solar Photo Voltaic panels on the new flat roof and installation of two rooflights to front roofslope in associating with the conversion of the 2nd and 3rd floor maisonette into 2 flats. **Granted Subject to a Section 106 Legal Agreement 22/09/2017**

6 ERSKINE ROAD

2013/6326/P - Redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge. **Granted Subject to a Section 106 Legal Agreement 24/12/2013**

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Draft London Plan (2018)

Camden Local Plan (2017)

G1 Delivery and location of growth

H1 – Maximising Housing Supply

H6 - Housing choice and mix

H7 - Large and small homes

A1 - Managing the impact of development

A3 - Biodiversity

D1 - Design

D2 – Heritage

D3 – Shopfronts

CC3 – Water and flooding

T1 - Prioritising walking, cycling and public transport

T2 - Car-free development and limiting the availability of parking.

DM1 - Delivery and monitoring

Camden Planning Guidance

CPG 1 Design (2015)

CPG Housing (interim, 2018)

CPG Amenity (2018)

CPG 7 Transport (2011)

Assessment

1. Proposal

1.1. Planning permission is sought for the following works:

- Erection of single storey rear extension at first floor level above 'Primrose Valet' measuring 8.9m (w) x 3.85m (h) x 7.5m (d).
- Installation of rear dormer
- Provision of 1 x 1-bed; 1 x 2-bed; 1 x 3-bed units (C3)
- Alterations to shopfront fronting Erskine Road
- Refurbishment works to front and side elevations

1.2. During the course of the application, the following revisions have been negotiated

- Reduction in height of rear extension by a single storey
- Reduction in width of dormer and size of dormer windows
- Alterations to shopfront design

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Land use and housing mix
- Standard of residential accommodation
- Affordable housing
- Design and heritage
- Amenity
- Transport considerations
- Trees and Landscaping

3. Land use and housing mix

3.1. Self-contained housing is regarded as the priority land-use of the Camden Local Plan and Policy H1 states that the Council will make housing its top priority when considering the future of unused and underused land and buildings. Furthermore, in Neighbourhood Centres particularly, housing is the Council's preferred use above ground floor level. The current application seeks to create an additional residential unit whilst retaining the ground floor retail unit, and the site is located in a Neighbourhood Centre. The principle of land use across the site is therefore supported by policy.

3.2. Policy H7 seeks to provide a range of unit sizes to meet demand across the borough and regards 2-bed and 3-bed market units as highest priority whilst 1-bed units are lower priority. Through extending the building and internal reconfiguration, the proposal would provide 1 x 3-bed; 1 x 2-bed; 1 x 1-bed market units which on balance, is considered an acceptable mix.

3.3. The amount of retail floorspace would not be affected by the proposals.

4. Standard of residential accommodation

4.1. CPG - Housing, requires development to provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms. All units would be triple aspect, have large and plentiful windows, and have a rational layout. The standard of accommodation is

considered to be high quality.

4.2. The London Plan introduced new Nationally Described Space Standards in March 2015, setting out minimum gross internal floor areas (GIA) and accommodation standards for new/converted residential units. The application would provide the following (London Plan GIA standard / proposed floorspace)

Flat 1 – 3 bedroom 6 person flat – (95 / 115 sqm)

Flat 2 – 1 bedroom 2 person flat – (50 / 55 sqm)

Flat 3 - 2 bedroom 3 person flat (duplex) – (70 / 70 sqm)

4.3. All flats are compliant with minimum space standards with individual bedrooms also meeting the minimum standards. The units would also comprise sufficient storage space.

5. Affordable housing

5.1. Policy H4 requires a payment in lieu towards Affordable Housing supply in the Borough where a proposal creates an additional residential unit and 100sqm of residential floorspace. In this instance, a residential unit is being created but the uplift in floorspace is only 80sqm. Therefore, an affordable housing contribution has not been sought in this instance.

6. Design and Conservation

6.1. 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 neighbouring buildings, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

Erection of single storey rear extension at first floor level

6.2. The proposed rear extension would provide an additional storey above the existing ground floor level rear extension. It would match the footprint and measure 8.9m (w) x 3.85m (h) x 7.5m (d). The extension would comprise three timber sliding sash windows on the south west flank wall with stucco surrounds; two timber sliding sash windows on the north east flank wall and a single timber sliding sash windows on the north west rear elevation.

6.3. CPG1 guidance provides more specific advice on designing rear extensions, which should:

- be secondary to the building being extended, in terms of location, form scale, proportions, dimensions and detailing;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- respect and preserve the original design and proportions of the building, including architectural period and style;
- in most cases, not be higher than one full storey below roof eaves/parapet level, or rise above the general height of neighbouring projections

6.4. The property occupies a prominent corner plot within Regent's Park Road. Its stucco gable end return essentially gives it the appearance of two front facades. The existing rear ground floor extension is a subordinate single storey ancillary building with attractive detailing that denotes the separation between Regent's Park Road and Erskine Road. Officers acknowledge that additional height here could risk eroding the historical demarcation of building groups and therefore the

proposed height has been reduced over the course of the application. An additional storey above 'Primrose Valet' is considered to retain the existing subordinate relationship and maintain the important hierarchy between the primary building fronting Regent's Park Road and the secondary rear addition.

- 6.5. The Primrose Hill Conservation Area Statement provides guidance on rear extensions which the Primrose Hill CAAC refer to in their objection. For instance, PH26 states that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area, and in most cases should not be more than one storey in height. PH27 meanwhile requires extensions to be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The guidance is less easily applied to a rear extension of this nature; however, as it is an end of terrace location that is situated parallel to the highway. As a result, it is prominent in the street scene, and has been designed to address the street. By virtue of this context, it does not harmonise with the historic pattern of rear extensions found on mid-terrace properties. Whilst the proposed rear extension would have a material impact on the character and appearance of the host building and conservation area, it is considered to be a sensitively designed addition that respects its original design and proportions.
- 6.6. In their objection, the Primrose Hill CAAC also refer to the sense of openness and contrasting heights that are features of the conservation area that would be harmed by the proposal. Officers consider that the massing across the site would still display a contrast of heights with a four storey host building stepping down to a two storey rear addition which in turn steps down to a single storey sub station before stepping up again to the four storey Leeder House. Furthermore, the consented development at 6 Erskine Road, which is currently under construction, would exceed the height of the proposed extension.
- 6.7. Although there is a single storey rear extension on the opposite side of the road at no.89 Regent's Park Road, this varies in form to the application site, comprising a largely blank flank wall and a pitched roof resulting in more height than is found at the application site. Furthermore, the two single storey buildings are rarely seen in the same views. The additional storey is therefore not considered to disrupt a legible 'pair' of buildings.
- 6.8. The detailed design has been revised to allow the extension to be better read as a rear extension rather than a distinct building that addresses Erskine Road. The north eastern rear elevation is finished with a straight horizontal parapet rather than a pitched gable end and the fenestration would be plainer and relative to the more ornate windows of the host building. The extension would be constructed in matching brickwork with stucco detailing to match that of the host building. A sample of brickwork and details of window heads and cornicing shall be secured by condition to ensure a high quality finish.

Installation of rear dormer

- 6.9. It is proposed to install a rear dormer on the rear main roof slope at no.91 Regent's Park Road. CPG1 guidance requires dormers to be subordinate projections that respect the overall integrity of the roof form. To achieve this it is recommended that dormers are set away from the roof ridge, eaves and side parapets/ chimney breast by at least 500mm. The proposed dormer would largely comply with this guidance, however; It would only be set down 380mm from the existing roof ridge. In this instance, the proximity from the roof ridge is considered acceptable as it would allow the dormer to be positioned further away from the eaves, which would reduce the overall bulk of the development when viewed from Erskine Road. Furthermore, the distance would correspond with the positioning of other dormers in the adjoining terrace.

6.10. It is noted that dormer roof extensions are also largely unacceptable where they would be introduced to a generally obstructed roofscape. However, there are several other dormer extensions evident in the wider building group and whilst the proposed dormer would be a larger addition than that previously approved (ref. 2014/1720/P) at the application site, larger dormers are evident along the neighbouring terrace. For instance, a recent permission at no.95 (ref. 2016/0572/P) is larger than the proposed and has equal legibility from Erskine Road. Given the above, it is not considered the proposed dormer would cause additional harm to an already obstructed roofscape and is therefore acceptable in terms of its impact on the character of the conservation area.

6.11. The dormer would be designed to appear as a contemporary addition to the roofslope. It would be clad in zinc with three vertical slim-profile metal-framed windows to match the colour of the slate roof. The windows have been reduced in height to follow the window hierarchy up the building.

Other external alterations

6.12. The proposed shopfront alterations to Erskine Road, which previously comprises a fully glazed door and single fixed pane glass, have been revised to be more sensitive and include replacement timber framed doors and windows that would retain the traditional appearance.

6.13. It is proposed to restore and reinstate original features, including removing the render on the south facing elevation of no.91 Regent's Park Road to expose the original brickwork, as well as repair windows and shopfront joinery where possible. This would be carried out in matching materials sensitive to the building.

6.14. 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 2013.

7. Amenity

7.1. The rear extension would be situated adjacent to windows on the rear elevation of No.93 and 95 Regent's Park Road, which serve a retail unit at ground floor and a residential unit above. The residential window is understood to serve a bathroom as the window is covered with an obscured film.

Daylight

7.2. VSC is generally considered the most appropriate way of measuring of daylight to existing neighbouring properties. BRE guidance considers that daylight may be adversely affected if, after development the VSC is both less than 27% and less than 0.8 times its former value.

7.3. A daylight and sunlight assessment has been submitted that demonstrates the impact of the proposal on surrounding windows. The extension would reduce the VSC to 0.63 times its former value resulting in a VSC of 11.5% whilst the VSC of the first floor window would be reduced 0.81 times its former value resulting in a VSC of 24%. The proposed extension would result in the ground floor window failing the BRE test, however; Because it is a retail unit rather than residential dwelling, the impact is considered acceptable. This is supported by CPG Amenity which focuses on the impact of development on surrounding residential occupiers. The first floor window would remain BRE compliant as the VSC remains above 0.8 times its former value. Furthermore, it is understood this window serves a bathroom rather than a habitable room such as a living room or bedroom.

Sunlight

- 7.4. BRE guidance recommends that to assess the impact on sunlight, those buildings should be checked that have windows facing within 90 degrees of due south. Owing to the north-western orientation of the windows at no.93 Regent's Park Road, the rear windows do not require sunlight analysis.

Outlook

- 7.5. The introduction of additional height in this location would have an impact on the outlook from the first floor rear window of no.93 Regent's Park Road in views to the west. As the window appears to have an obscured film, it is expected this room serves a bathroom. Bathrooms are not considered habitable rooms and are not necessarily expected to have good levels of outlook. Whilst the exact layout of the flat is not known, it is highly likely that it will have either a living room or bedroom (or both) that benefit from good outlook over Regent's Park Road that will remain in perpetuity. Notwithstanding this, the aforementioned windows would still benefit from unimpaired views to the north and east and the impact on outlook is considered to be acceptable.

Privacy

- 7.6. The extension would include three new windows on the north facing flank wall which would have views across the rear elevations of properties along Regent's Park Road. To prevent any opportunities for overlooking, these windows would be obscure glazed and fixed shut, with the bedroom having a slim, solid but openable panel for ventilation purposes. The window treatments shall be secured by condition

8. Transport considerations

Car-free

- 8.1. The site does not have any on-site car parking spaces and none are proposed. Camden Local Plan Policy T2 (Parking and car-free development) states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The Council will not issue on-street parking permits in connection with new developments and will use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. The proposed residential dwellings would therefore need to be secured as car-free units by legal agreement (i.e. Section 16 of the Greater London Council (General Powers) Act 1974, Section 111 of the Local Government Act 1972, Section 1(1) of the Localism Act 2011 and Section 106 of the Town and Country Planning Act).

Cycle Parking

- 8.2. In accordance with the London Plan 2016 and Policy T1, the development would be required to provide 4 cycle storage spaces. There is no external space on the site that can be used to locate a cycle store and so it is proposed to use the communal stairwell for storage. The proposed design is a semi-vertical stand with a capacity for 3 cycles, which although not policy compliant in terms of number of spaces or design is considered to be better than no provision at all. Given the site constraints, the proposed storage is acceptable.

Construction Management Plan

- 8.3. Due to the minor scale of works which involves no substantial demolition or construction, a CMP is not considered necessary in this instance.

9. Trees and Landscaping

9.1. There is an existing silver birch street tree adjacent to the location of the first floor extension. An Arboricultural Impact Assessment has been submitted with the application and reviewed by the Council's Tree officer who considers it to be satisfactory in ensuring the tree is protected during construction subject to a compliance condition requiring works to be carried out in accordance with the approved details.

10. Recommendation

10.1. Grant Conditional Planning Permission subject to s.106 Legal Agreement with the following Heads of Terms:

- Car-free development for all units

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 5th November 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Alexander Martin Architects Limited
22-24 Kingsford Street
London
NW5 4JT

Application Ref: **2018/3036/P**

01 November 2018

Dear Sir/Madam

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:

**91 Regent's Park Road
London
NW1 8UT**

Proposal:

External alterations including, erection of single storey rear extension above existing retail unit (Class A1) fronting Erskine Road and dormer extension in association with reconfiguration of existing residential units (1x2-bed; 1x4-bed) (C3) to create 3 units (1x1-bed; 1x2-bed; 1x3-bed).

Drawing Nos: 168-LOC-001; 168-EX-100; 168-EX-101; 168-EX-102; 168-EX-103; 168-EX-104; 168-EX-105; 168-EX-200; 168-EX-201; 168-EX-202; 168-EX-300; 168-EX-301; 168-GA-101 (Rev B); 168-GA-102 (Rev D); 168-GA-103 (Rev D); 168-GA-104 (Rev D); 168-GA-105 (Rev D); 168-GA-106 (Rev D); 168-GA-110 (Rev D); 168-GA-200 (Rev C); 168-GA-201 (Rev D); 168-GA-202 (Rev D); 168-GA-203 (Rev D); 168-GA-204 (Rev D); 168-GA-205; 168-GA-300 (Rev D); 168-GA-301 (Rev D); 168-GA-302 (Rev D); Daylight and Sunlight Report - Addendum (prepared by abitar, dated October 2018); Design & Access Statement (dated June 2018); Cover Letter dated 27 June 2018; Sustainability Statement dated April 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: 68-LOC-001; 168-EX-100; 168-EX-101; 168-EX-102; 168-EX-103; 168-EX-104; 168-EX-105; 168-EX-200; 168-EX-201; 168-EX-202; 168-EX-300; 168-EX-301; 168-GA-101 (Rev B); 168-GA-102 (Rev D); 168-GA-103 (Rev D); 168-GA-104 (Rev D); 168-GA-105 (Rev D); 168-GA-106 (Rev D); 168-GA-110 (Rev D); 168-GA-200 (Rev C); 168-GA-201 (Rev D); 168-GA-202 (Rev D); 168-GA-203 (Rev D); 168-GA-204 (Rev D); 168-GA-205; 168-GA-300 (Rev D); 168-GA-301 (Rev D); 168-GA-302 (Rev D); Daylight and Sunlight Report – Addendum (prepared by abitar, dated October 2018); Design & Access Statement (dated June 2018); Cover Letter dated 27 June 2018; Sustainability Statement dated April 2018

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report, method statement and tree protection plans ref 02960R by Tamala Trees Consulting Arborists dated October 2018. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 6 The first floor windows on the north eastern elevation of the extension hereby approved shall be obscure glazed and fixed shut. The windows shall be installed prior to first occupation of the development and permanently retained as such thereafter.

Reason: To prevent unreasonable overlooking to surrounding residential occupiers in accordance with policy A1 of the Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings including sections at 1:10 of window heads and corning of the rear extension hereby approved shall be submitted to and approved in writing by the local planning authority.

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.

- 8 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies 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.

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

DECISION