

2019/1426/P - 26 West Hill Park, N6 6ND



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Site Photographs: 2019/1426/P - 26 West Hill Park, N6 6ND



1. Aerial photo (from SE)



2. Aerial photo 2 (from SW)



3. West Hill Park estate (from NE)



4. & 5. Views of property from communal driveway



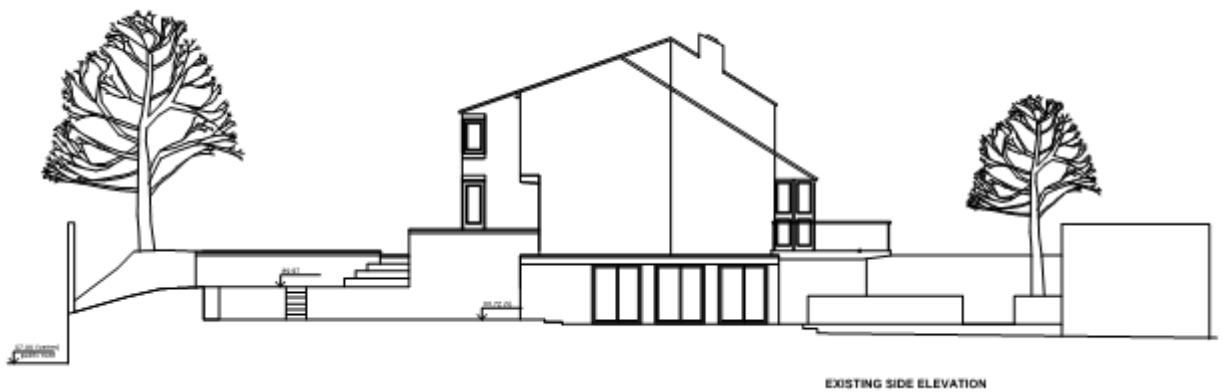
6. Front elevation from front garden
7. Existing SS pool house and flank elevation



8. Existing flank elevation
9. Existing rear elevation



10. View from Merton Lane

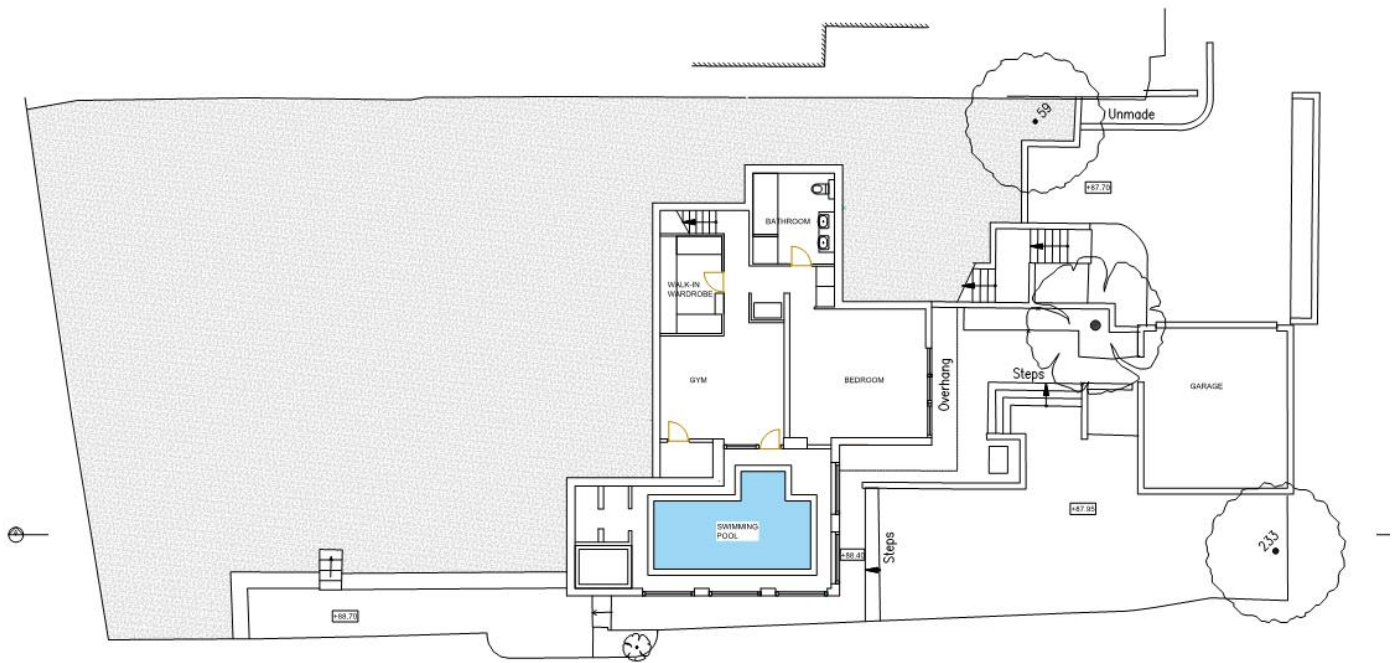


11. Existing side elevation



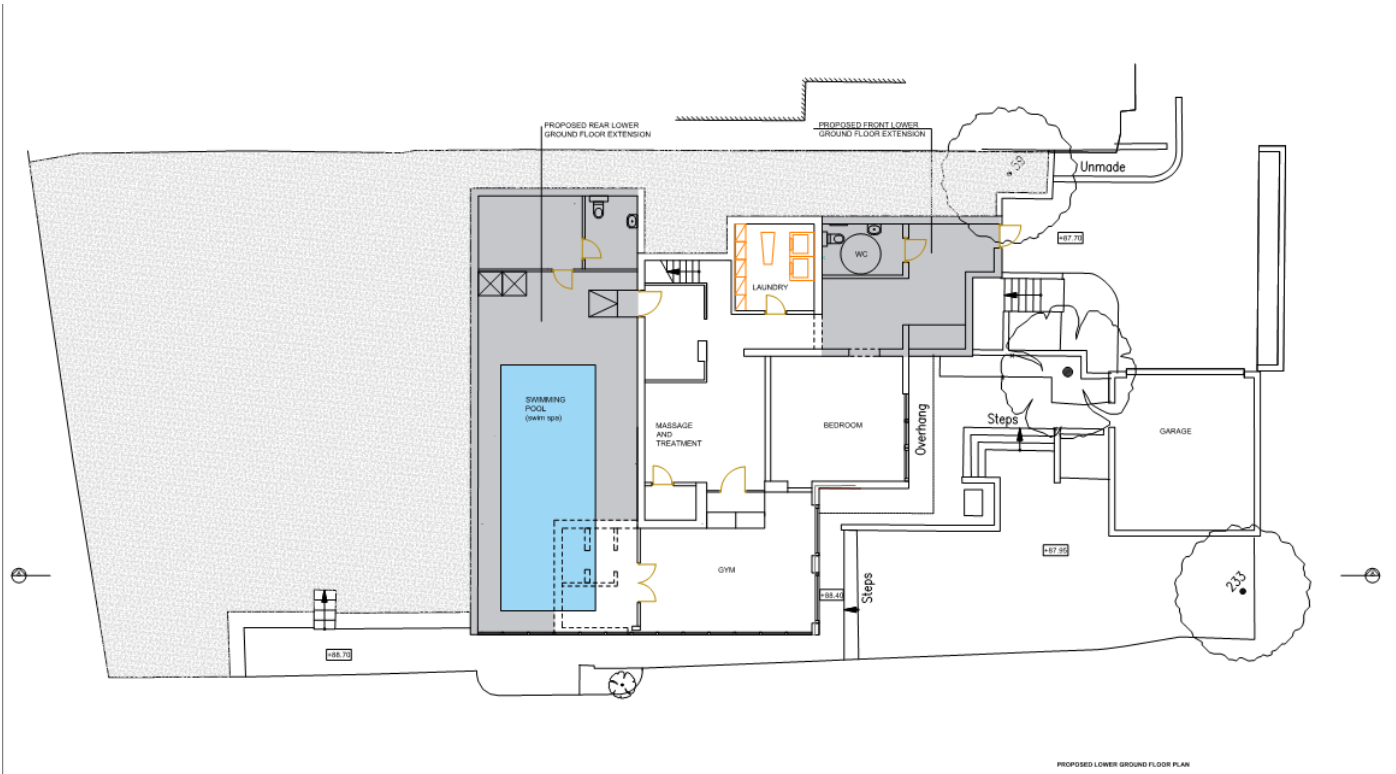
PROPOSED SIDE ELEVATION

12. Proposed side elevation



EXISTING LOWER GROUND FLOOR PLAN

13. Existing lower ground floor



14. Proposed lower ground floor

Delegated Report		Analysis sheet	Expiry Date:	15/05/2019
(Members Briefing)		N/A	Consultation Expiry Date:	14/02/2020
Officer			Application Number(s)	
Josh Lawlor			2019/1426/P	
Application Address			Drawing Numbers	
26 West Hill Park London N6 6ND			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Lower ground floor rear / front extension and associated alterations to dwellinghouse (Use Class C3)				
Recommendation:		Granted permission subject to S106 Agreement		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Three site notices were displayed near to the site on 03/04/2019 (consultation end date 27/04/2019). The development was also advertised in the local press on the 04/04/2019 (consultation end date 27/04/2019).</p> <p>The site notices were re-published on the 21/01/2020 (consultation end date 14/02/2020).</p>			
Adjoining Occupiers:	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>A letter of support was submitted from the owners/occupiers of 28 West Hill Park:</p> <p>(1) The proposal seems to be in keeping with the aesthetic of the estate and is a reasonable addition to a family home.</p> <p>A Letter of objection were submitted from, or on behalf of the owners/occupiers of no. 25 West Hill Park. Their objection can be summarised as follows:</p> <p>(1) Adverse effect upon the overall concept, design and unity of the original estate, currently homogenous and 'as built'.</p> <p>(2) Substantial increase in volume of the house. The proposed enlargement is unsympathetic in scale and impact the density of the Estate, conflict with HNP polices DH3 and DH4.</p> <p>(3) The proposal would allow for a second residence such as a granny flat by the conversion of the swim spa, this would increase pressure on parking spaces.</p> <p>(4) The increase in size of the property will create a mix of large and smaller houses, contrary to mixed communal living.</p> <p>(5) The applicant already has planning permission for a side extension ref. 2017/5176/P, this application should be considered in conjunction with this permission. Both applications would raise concerns over density and over development.</p> <p>(6) The proposal would impact the structural integrity of the estate and neighbouring properties due to the presence of numerous springs and water courses.</p> <p>(7) Material errors in the Construction Management Plan (CMP), including a number of major building projects in the vicinity.</p> <p><u>Officer's response:</u></p> <p>(1-2) Please see section 4 of the report</p> <p>(3) The proposal does not involve the creation of a self-contained residential unit. The application has been assessed as an extension to a dwellinghouse with no requirement for a car free section 106 agreement.</p> <p>(4-5) As above the proposal is for an extension and would not be assessed under policy H7 (large and small homes). The extension is not considered to increase the density of the property (number of occupiers) and this would not be assessed as part of the application.</p> <p>(6) Please see section 5 of this report</p> <p>(7) Please see section 6 of this report. The CMP would be assessed against the Councils adopted CMP criteria.</p>			

<p>Highgate Conservation Area Advisory Committee (CAAC) comments:</p>	<p>Highgate CAAC objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1) The design integrity of the whole estate which has been carefully maintained by successive residents and the Management Committee will be harmed by the changes proposed. West Hill Park is a very successful development because of its architectural harmony and this must be preserved. 2) The tendency to over-enlarge and develop to the detriment of amenities generally must be resisted. 3) The uncertainty and difficulty with ground and ground water as the whole area is covered in mini-springs. These seem to move around and inevitably changing water flows in one location will have effects elsewhere. The difficulties regrading hydrology in this area are well known and must be respected. <p><u>Officer's response:</u> (1) Please see section 4 of the report. (2) Please see section 6 of the report. (3) Please see section 5 of the report.</p>
<p>West Hill Park Management Company Ltd.:</p>	<p>A letter of objection was received on behalf of the West Hill Park Management Company. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> (1) Adverse effect upon the overall concept, design and unity of the original estate, currently homogenous and 'as built'. (2) Substantial increase in volume of the house. The proposed enlargement is unsympathetic in scale and impact the density of the Estate, conflict with HNP policies DH3 and DH4. (3) The proposal would allow for a second residence such as a granny flat by the conversion of the swim spa, this would increase pressure on parking spaces. (4) The increase in size of the property will create a mix of large and smaller houses, contrary to mixed communal living. (5) The proposal would impact the structural integrity of the estate and neighbouring properties due to the presence of numerous springs and water courses. (6) Material errors in the Construction Management Plan, including a number of major building projects in the vicinity. <p><u>Officer's response:</u> (1-2) Please see section 4 of the report. (2) Please see section 4 of the report. The proposal does not involve the creation of a self-contained residential unit. The application has been assessed as an extension to a dwellinghouse with no requirement for a car free section 106 agreement. (4-5) As above the proposal is for an extension and would not be assessed under policy H7 (large and small homes). The extension is not considered to increase the density of the property (number of occupiers) regardless this would not be assessed as part of the application. (6) Please see section 5 of this report. (7) Please see section 6 of this report. The CMP would be assessed against the Councils adopted CMP criteria.</p>

Site Description

The application site relates to a 3 storey (including lower ground floor) detached single family dwelling house situated at the South Western edge of the West Hill Park Estate. The dwelling, as well as the wider estate, is situated on land which features a significant downwards gradient, falling as you go south towards Hampstead Heath. The property features an existing single storey side extension housing a pool at lower ground floor level.

The property was constructed as part of the wider development of the West Hill Park Estate, built in the 1970's and designed by Ted Levy, Benjamin and Partners. The dwelling (as well as all other properties in the estate) features a strong architectural vernacular and there still exists a clear uniformity in appearance across the estate, with few interventions to the original form of properties. The entire estate is included in Camden's 'Local List' of non-designated heritage assets. The application site is also located within the Highgate Village Conservation Area.

When the estate was granted permission in 1972, a condition was attached to the decision to remove all permitted development rights from the properties within the estate. The entire estate is covered by an area tree preservation order (ref. C40-A1 1971) protecting all mature trees. The Council's registers identify the site as being subject to a number of underground development constraints including slope stability, ground water flow as well as surface water and flooding.

Relevant History

The planning history for the application site can be summarised as follows:

2017/5176/P: Erection of 2 storey brick built side extension above existing swimming pool of single family dwelling (Use Class C3) **Granted 20/03/2018**

2017/5178/P: An application for the proposed 'Lower ground floor rear / front extension and associated alterations to single family dwelling (Use Class C3)' **Withdrawn by applicant 18/12/2018**

Withdrawn due to proposal not being in compliance with policy A5 criteria f-m

2016/3912/PRE: Pre-application advice was issued on the 23/09/2016 for the 'Extension and refurbishment of dwelling (C3) including lower ground and 2 storey side extensions as well as re-landscaping of gardens'

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016), The London Plan (2019) (intended to publish)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and vibration
- A5 Basements
- D1 Design
- D2 Heritage
- T2 Parking and car-free development

Highgate Neighbourhood Plan (2017)

- TR3: Minimising the Impact of Traffic Arising from New Development
- OS2: Protection of Trees and Mature Vegetation
- DH2: Development Proposals in Highgate's Conservation Area
- DH7: Basements

Camden Planning Guidance:

- [Design CPG - March 2019](#)
- [Altering and extending your home CPG - March 2019](#)

- [Basements CPG - March 2018](#)
- [Amenity CPG - March 2018](#)
- [Transport CPG - March 2019](#)
- [Trees CPG - March 2019](#)

Highgate Village Conservation Area Appraisal and Management Strategy (2007) (CAAMS)

Assessment

1. The proposal

1.1. Planning permission is sought for a lower ground floor rear / front extension and associated alterations to single family dwelling (Use Class C3). The proposed front and rear extension at lower ground floor is predominantly below the established ground level and therefore considered subterranean/basement development. However as a result of the topography of the site, the lower ground floor rear extension would externally appear as an extension to the side elevation. The total increase in floorspace at lower ground floor/basement level would be 124sq. m. The existing external single storey side projection at lower ground floor would be extended by 3m to have a total length of 13m. This single storey side projection would be fully glazed with aluminium framed full height windows.

2. Revisions

2.1. It should be noted that this proposal has been revised following the withdrawal of application ref. 2017/5178/P dated 18/12/2018. The revision made to the proposed scheme includes:

- Reduction in size of the lower ground floor (basement) extension to comply with policy A5 criteria f-m.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, locally listed estate and the wider Highgate Village Conservation Area (Design and Conservation)
- Impact on Trees
- Basement assessment (compliance with criteria f-m and Basement Impact Assessment (BIA))
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)
- The implications upon local transport and highways conditions (Transport)

3.2. Various comments received have made reference to the existence of a binding covenant on the estate which has acted to historically limit development. If it is the case that the site is covered by a Restrictive Covenant, then it may be the case that the works hereby proposed could not be implemented without the consent of the enforcing body/covenant beneficiary. If this consent were withheld then similarly, it may not be possible for the applicant to implement any permission. Notwithstanding this the content, management, or enforcement of any possible covenant (as well as freeholders consent) remains outside of the Council's planning controls, being private legal matters and are not material planning considerations for this application.

4. Design and Conservation

Policy Context

4.1. 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 respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a conservation area that fails to preserve or enhance the character and appearance of that conservation area. Policy D2 further states that for non-designated heritage assets (i.e. locally listed), the effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Design and Conservation Assessment

- 4.2. West Hill Park, Merton Lane is a fine example of mid-late twentieth century housing development adjacent to Hampstead Heath with strong design emphasis characteristic for its period. Although the estate is not nationally/statutorily listed, the Council took steps to designate the estate as a non-designated heritage asset (locally listed) due to its architectural and townscape significance. The Camden 'Local List' describes the estate as follows: *"A housing estate from 1971-3 designed by Ted Levy, Benjamin and Partners whose work is found throughout Camden. Built on the site of St Pelagia's Convent which has been hardly altered since it was built. It consists of houses of varying sizes and the block of flats, West Hill Court. The design is typical of good developments of the period and has considerable architectural significance. It demonstrates how a densely built estate can be designed to sit within the topography of the site and prevent overlooking and ensure privacy"*.
- 4.3. Further to the above, the Highgate Village Conservation Area Appraisal and Management document (2007) describes West Hill Park as follows: *"an interesting late 20th century example of low-level high density brick and concrete housing. The distinctive neo-Vernacular, low-key, dark brick buildings with monopitched roofs, step down the hillside in the tradition of courtyard houses. The standards of maintenance, the control of development and the landscape quality within the estate are the result of restrictive covenants. Much of the frontage to Merton Lane is a brick wall, interspersed with prefabricated concrete fencing and earth banks"*.
- 4.4. The estate contains 42 dwellings in total which include a mixture of sizes, layouts and forms. As the land on which the estate was constructed is subject to a significant north to south downwards gradient (running towards the Heath), the estate was planned to respond to this topography by stepping gradually in line with this slope. The application dwelling (no.26) is the last in a row of three identical houses. The application site marks the edge of the estate both to the west (along Merton Road) as well as to the south (with adjacent nos. 25 and 27 Merton Lane lying outside of the estate). From upper ground floor level upwards, the host property is visually prominent within the local area; with views afforded from Merton Lane as well as glimpses afforded from within the estate, as well as Millfield Lane.
- 4.5. As aforementioned the host dwelling is situated within a residential estate which was developed as a singular architectural piece and which features a strong and defined character via the forms, materials and detailing on dwellings within the estate. The estate therefore features the same architectural language, with few examples of significant interventions to original design. Furthermore, the application dwelling is part of a row of three dwellings featuring a distinct character and style which uniquely responds to the topography of the site.
- 4.6. The proposed front and rear extension at lower ground floor is predominantly below the established ground level and therefore considered subterranean/basement development. There would be modest external manifestations of the front and rear lower ground floor extension. To the front elevation, the sole external manifestation would be a new door to access the lower ground floor. There would be no alterations to the rear elevation. The existing external single storey side projection at lower ground floor would be extended by 3m to have a total length of 13m. This side elevation would also be fully glazed with aluminium framed full height windows. The extension follows and respects the existing proportions and language of the building. The alteration would also not significantly change the site's topography in line with the original design intent of the estate. Overall as a result of the location of the works at basement/lower ground floor level there would be minimal impact on the form or character of the building or wider locally listed estate.
- 4.7. In light of the above, officers consider that the form and scale of the proposed extension would remain visually secondary to the host dwelling and to respond sufficiently to the design of the host dwelling. Officers from the Council's planning, design and conservation teams have reviewed the scheme and conclude that the proposed design would remain sympathetic to the clear design language of the estate, preserving the character of the host dwelling.
- 4.8. Subject to the recommended conditions, it is considered that the proposed side extension would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character and appearance of the conservation area and Locally Listed Estate. The extension is thus considered to remain in accordance with the requirements of policies D1 and D2 as well as DH2 and DH4 of the Neighbourhood Plan.
- 4.9. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5. Trees

5.1. The trees which would be potentially impacted by the proposal are located within a conservation area, and therefore have protected status. The extension would not necessitate the removal of any mature trees, boundary vegetation or garden area. The extension would similarly not extend within the Root Protection Area of any protected tree. The submitted Arboricultural Impact Assessment & Method Statement Ref: TH 1408/B demonstrates that the proposal would not result in any harm to mature or protected trees. A condition is recommended for the tree protection measures to be installed in accordance with approved report for the duration of works on site.

6. Basement impacts

6.1. Policy A5 states that in determining applications for basements, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that does not cause harm to:

- Neighbouring properties
- Structural, ground, or water conditions of the area; and
- The architectural character and heritage significance of the building and area

6.2. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. CPG Basements Table 1 sets out criteria (f. to m.) regarding the size of basements. The existing lower ground floor (basement) has a GEA of 127sq. m, this would be extended to be 251sq. m. This would be an increase of 124sq. m. Although large, the proposed basement extension would comply with requirements (f) to (m). The basement would be single storey; would not be built under an existing basement; would not exceed 50% of each garden within the property; would be less than 1.5 times the footprint of the host building in area; would extend into the garden no further than 50% of the depth of the host building; and would be set back from neighbouring property boundaries.

6.3. The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG Basements. Each stage of the BIA has been carried out by engineering professionals who hold qualifications relevant to the matters being considered.

6.4. Campbell Reith issued their BIA audit report on 20th January 2020 confirming that the submitted BIA and details have been conducted in accordance with the requirements of Policy A5 and CPG Basements and would result in negligible impact to the host and neighbouring buildings. A condition is attached requiring details to be submitted of a qualified engineer who will inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, to ensure compliance with the design which has been checked and approved by a building control body. The submitted details and appointment confirm that the chartered structural engineers have the relevant qualifications which comply with the requirements of Camden Planning Guidance, including CEng and MIStructE.

7. Residential Amenity

7.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely affected by issues including noise or vibrations.

7.2. The nearest neighbouring buildings are nos. 23 and 25 Merton Lane and no.27 West Hill Park. The modest 3m extension to the existing side extension at lower ground floor ensures there would be no impact on residential amenity. The proposal would not create new outlooks which would cause overlooking. Overall therefore would not impact the residential amenity of these properties in terms of outlook, access to light or increased sense of enclosure.

- 7.3. Policies A1 and T4 state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. The policies also relate to how development is connected to the highway network. For some developments, this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 7.4. While the development is not considered to be a large scale development, due to the location of the site and amount of excavation proposed, a CMP would need to be secured as a Section 106 planning obligation. A CMP (in the councils pro-forma) will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site.
- 7.5. Subject to the conditions outlined above, the proposed development is not considered to result in a detrimental loss of amenity to any adjoining occupiers. The development is thus considered to be in accordance with policies A1 and A4.

8. Transport

- 8.1. The application site has a Public Transport Accessibility Level (PTAL) rating of 1b, which is relatively low and it is within a Controlled Parking Zone (CA-U - Highgate). The development would not result in the creation of new units and so there would be no requirements to secure car-capped or cycle parking provision. The works would not result in the loss of any on street or off street parking spaces and the dwelling would retain its double garage to the front of the site.
- 8.2. As the estate is a private estate, the management of internal driveways would be managed by the Management Company rather than by the Council. As a result the applicants will need to discuss matters relating to any possible damage of the highway as a result of the works with the Management Company.

9. Recommendation

- 9.1. Grant Planning Permission subject to S106 Agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th February 2020, 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: 2019/1426/P
Contact: Josh Lawlor
Tel: 020 7974
Date: 18 February 2020

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/planning

Ms Nadezda Gobova
26 West Hill Park
London
N6 6ND

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:
26 West Hill Park
London
N6 6ND

Proposal: Lower ground floor rear / front extension and associated alterations to dwellinghouse (Use Class C3).

Drawing Nos: 001 Location plan and block plan, 02-B, 03-B, 04- B, 05-B, 06-B, 07-B, 08-B, 09-B, 10-B, 09-B, 10-B,11-B, 10-1-B, LDC/1609006 - Topography survey, Design and Access Statement, Arboricultural Impact Assessment & Method Statement Ref: TH 1408/B, Basement Impact Assessment CBcb 12985-55-55080120-26 West Hill Park-F1

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 and DH2 of the Highgate Neighbourhood Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [001 Location plan and block plan, 02-B, 03-B, 04- B, 05-B, 06-B, 07-B, 08-B, 09-B, 10-B, 09-B, 10-B,11-B, 10-1-B, LDC/1609006 - Topography survey, Design and Access Statement, Arboricultural Impact Assessment & Method Statement Ref: TH 1408/B, Basement Impact Assessment CBcb 12985-55-55080120-26 West Hill Park-F1]

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policy DH7 of the Highgate Neighbourhood Plan 2017

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Arboricultural Impact Assessment & Method Statement Ref: TH 1408/B. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 London Borough of Camden Local Plan 2017 and policy OS2 of the Highgate Neighbourhood 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 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 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