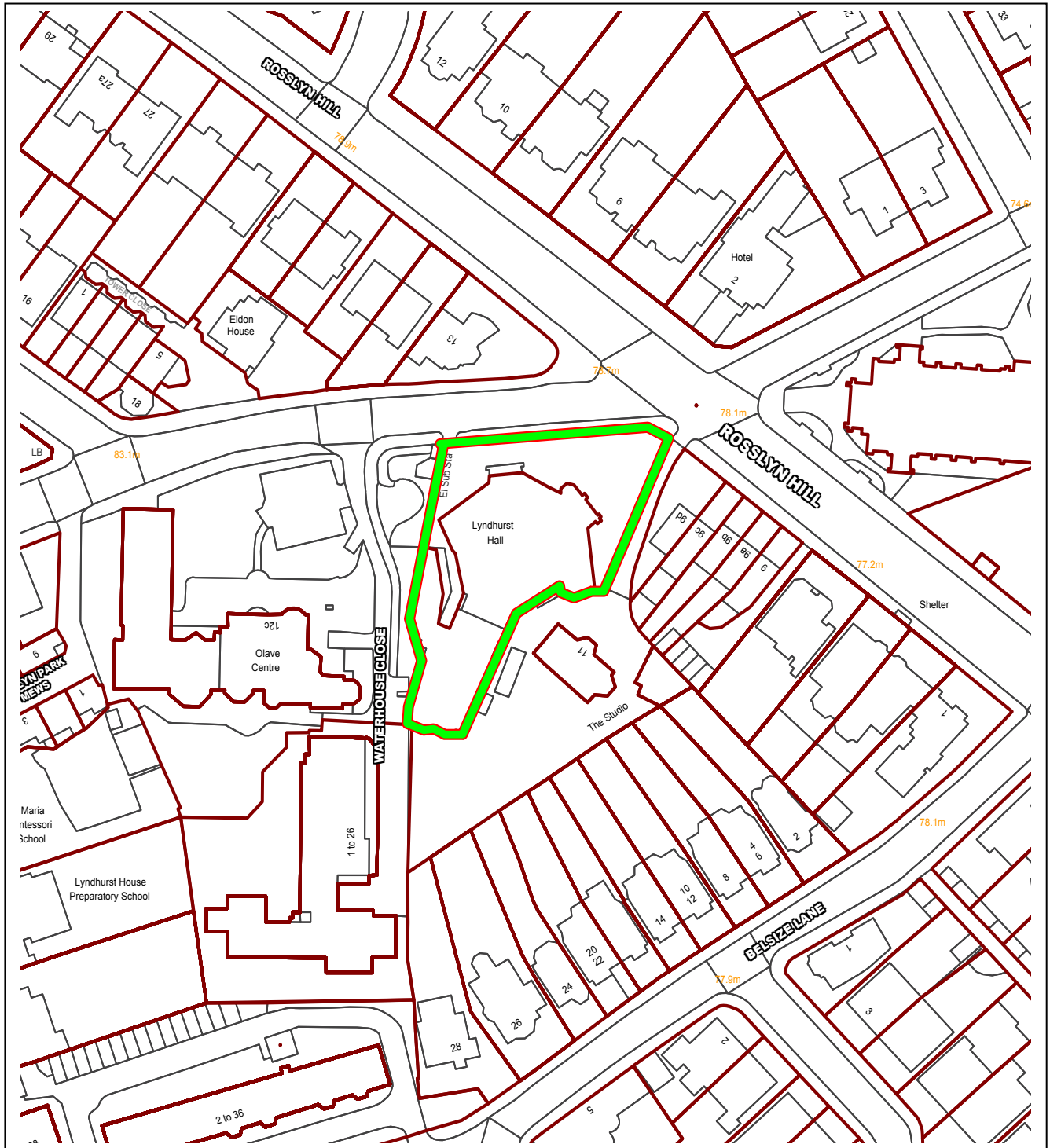
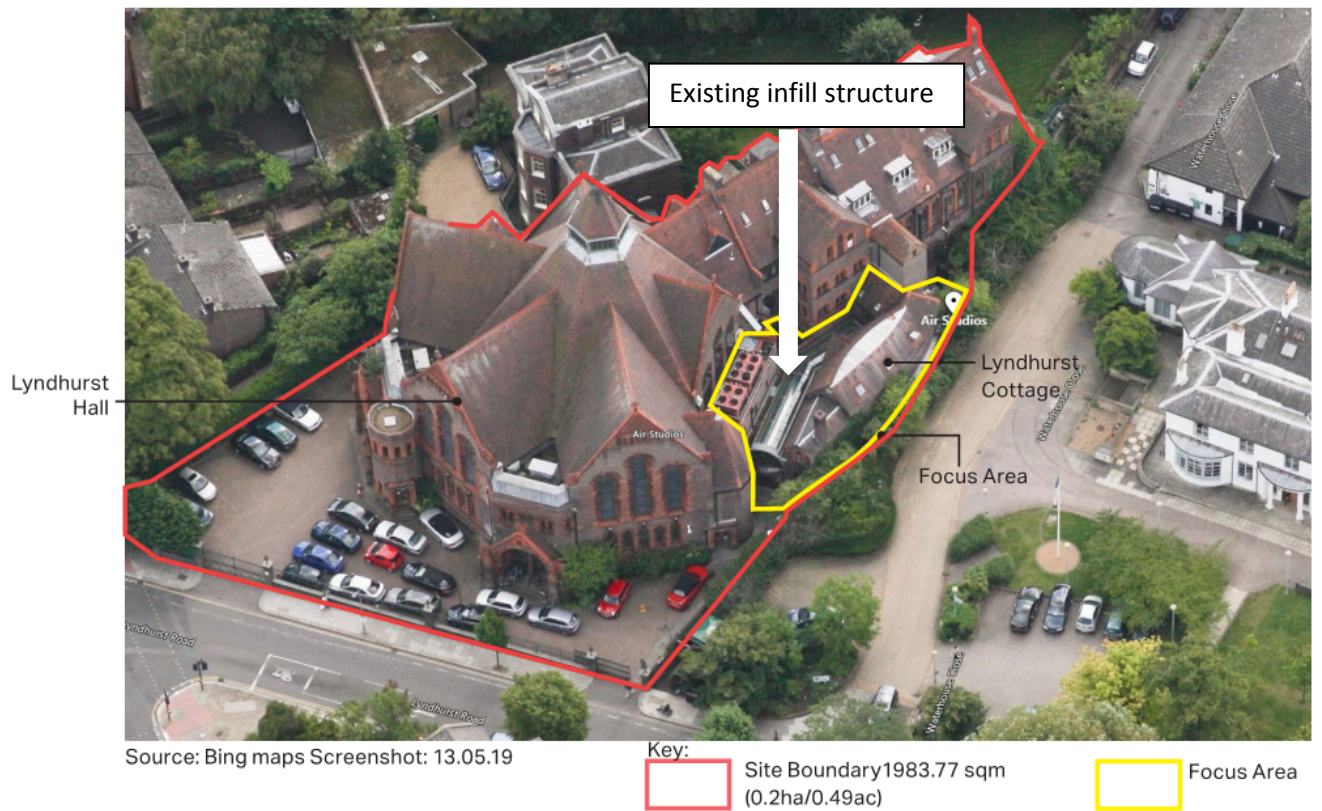


# Lyndhurst Hall, Air Studios, Lyndhurst Road, NW3 5NG



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1. Aerial view of Lyndhurst Hall – Air Studios.



2. View of the existing infill structure





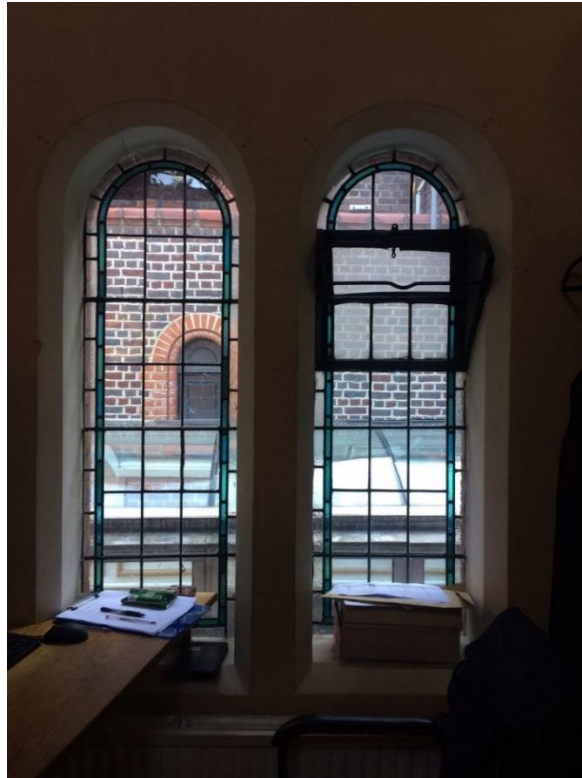
3. Internal view of the existing infill structure



4. First floor view of the existing infill structure.



5. First floor windows to be removed and opened to create access to new first floor level.

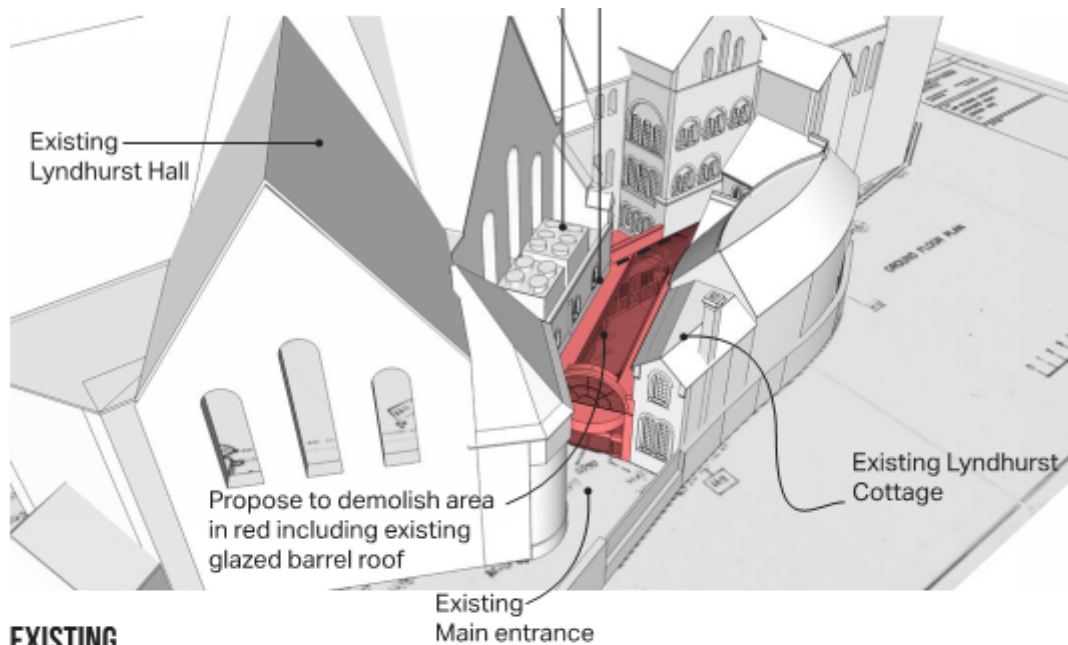


6. Lyndhurst Cottage view from the access road at Pax Lodge Education Centre.  
Existing rooflights to be replaced with conservation style.

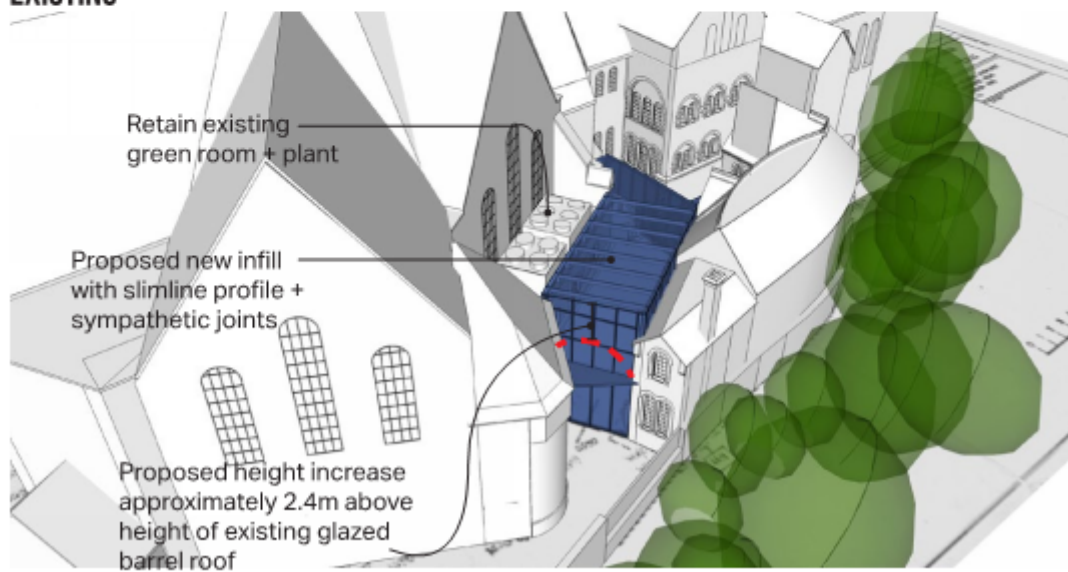




7. Existing and proposed visuals showing the 1990's infill extension to be demolished and replacement infill extension



## EXISTING



## PROPOSED

Key: ■ To be demolished ■ New Build

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>19/02/2020</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>02/03/2020</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Nora-Andreea Constantinescu			i. 2019/6387/P ii. 2020/0382/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Lyndhurst Hall Lyndhurst Road London NW3 5NG			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
i. Demolition of existing single storey infill, and erection of part two-storey part one storey infill glazed structure to accommodate main entrance and foyer at ground floor and dining area at 1st floor level, all in association with the recording studios.  ii. Demolition of existing single storey infill, and erection of part two-storey part one storey infill glazed structure, to accommodate main entrance and foyer at ground floor and café dining area at 1st floor level, internal reconfiguration of ground and 1st floor levels, replacement of windows with larger openings and extension to the heights of the parapet walls at 1st floor level, all in association with the recording studios.				
<b>Recommendation(s):</b>		i. Grant conditional planning permission ii. Grant conditional listed building consent		
<b>Application Type:</b>		i. Full Planning Permission ii. Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices	07/02/2020-02/03/2020	No. of responses	0	No. of objections	0
	Press notice	31/01/2020-23/02/2020				
Summary of consultation responses:	No comments were received from neighbouring occupiers.					
Hampstead Conservation Area Advisory Committee (HCAAC)  The Heath & Hampstead Society (HHS)	<p>HCAAC has objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"><li>1. It should be informed by the existing ‘barrel vault roof’ structure in terms of how the existing extension has been carefully designed and detailed to fit within the constraints of the existing building wings and different masses</li><li>2. It should relate to the two different roof heights of the enclosing wings</li><li>3. It should eschew roof glazing as it is irrelevant and compromises the adjoining wings and causes light pollution.</li></ol> <p>Officer response:</p> <ol style="list-style-type: none"><li>1. <i>The existing modern barrel vault roof is a glazed structure with thick frames and solid soffits, with failed double glazed units which has a harmful impact on its appearance and reduces the energy efficiency of the building. The proposal is a reinterpretation of a glazed structure which would allow the historic fabric of the building to be experienced from the inside of the first floor level. See paras 4.5-4.9</i></li><li>2. <i>The proposed glazed structure would relate to the surrounding historic wings, and would be subordinate in scale and form, ensuring retention of their prominence. See paras 4.5-4.8</i></li><li>3. <i>The proposed glazed structure replaces an existing glazed structure, which due to its transparency would contrast with the solidity of the listed building, allowing its historic features to be celebrated. The levels of light pollution would be similar with the ones from the existing structure. See paras 4.5 – 4.9</i></li></ol> <p>HHS has raised concerns in relation to the submission documents not being available online.</p> <p>Officer response:</p> <p><i>The issue of the drawings was rectified shortly after and HHS confirmed no further comments.</i></p>					

## Site Description

The application site is located on the southern side of Lyndhurst Road, at the junction with Rosslyn Hill. The building is Grade II listed Congregational church, with church hall to the rear, designed by Alfred Waterhouse in 1883-4 with additions of 1905 by Spalding & Spalding. The site lies within Fitzjohns/ Netherhall Conservation Area.

The surrounding urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road.

The building is occupied by the world renowned recording studios, Air Studios.

## Relevant History

Relevant planning history at the applications site:

**LBC LWX0103811** - Internal alterations to the ground floor control room and ante room. As shown on drawing no. 2327/BA/801/01, /02, 1336/s/1, /2, 1338/s/4 – **Granted 2002**

**PP 8905427** - Change of use and conversion of the premises to three recording studios together with ancillary facilities and ancillary residential accommodation and car parking.' – **Granted 1990**

**LBC 8970952** - Alterations to form recording studios and ancillary facilities' – **Granted 1990**

**LBC 8401088** - 'Use of the building for textile and weaving painting and drawing Taichi Yoga and ballet classes and film design studios in addition to the use as a recital hall; the formation of a means of access to the highway and the provision of 6 car parking spaces.' – **Granted 1985**

## Relevant policies

### National Planning Policy Framework (2019)

London Plan (2016)

**London Plan (Intend to Publish) (2019)**

### Camden Local Plan (2017)

Policy G1 Delivery and location of growth

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

### Camden Planning Guidance 2018-2019

CPG Design

CPG Amenity

CPG Transport

CPG Energy Efficiency and Adaptation

**Fitzjohns/ Netherhall Conservation Area Appraisal and Management Strategy (2001)**



### 1. Proposal

1.1 Planning permission and listed building consent are sought for internal reconfiguration of the ground and first floor levels between the Congregational Church hall, and the smaller wing to the west known as Lyndhurst Cottage. Changes proposed would include:

#### External

- Demolition of existing single storey infill to west elevation and erection of part single part two-storey infill glazed structure in the same location. The proposed extension would measure between 7.3m (two storey element) and 4m (single storey element) in height, the width would vary between 3m to 7m and a length of 16.6m.
- To the rear of the site the existing male toilet area would be refurbished and the existing roof replaced with new ply roofing, increased in height by 0.3m to 3m.
- Replace existing rooflights on Lyndhurst Cottage with conservation style roof lights

#### Internal alterations ground floor:

- Existing tables and partition walls in dining and kitchen area removed
- Rationalisation of toilet spaces for female and male
- Creation of new storage and other ancillary rooms to recording studio use

#### Internal alterations at first floor level:

- Replacement of two windows with larger opening on the Lyndhurst Cottage wing
- Replacement of two windows into a door adjacent to the Church Hall
- Relocation of partition walls in kitchen area.

1.2 In order to continue operation of the premises as recording studios, Air Studios are required upgrading their facilities, particularly the communal areas and circulation spaces, increase and relocated of toilet provision and office rooms.

### 2. Considerations

2.1 The main issues for consideration are as follows:

- Land Use
- Heritage and Design
- Amenity
- Sustainability

### 3. Land use

3.1 The application building has been used as a recording studio since early 1990s. Taking into account the success of the studios over the years, the current use of the premises is considered the optimum viable use. During this time, very limited interventions to the existing building took place, whilst the needs of the premises to operate at full potential

have evolved. The proposed extension would provide 50 sq. m of additional floorspace. The changes would aim to enhance the current facilities and create a contemporary and stimulating environment for musicians to relax and interact with each other between recording sessions, which would secure retention of the use and ensure that the building is operating to its optimum viable use.

#### 4. Heritage and Design

- 4.1 Planning (Listed Buildings and Conservation Areas) Act 1990 Listed buildings, in considering developments that affect a listed building or its setting, Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.2 In considering developments affecting a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the site forms part of Fitzjohns/Netherhall Conservation area. In line with the above statutory duties, considerable importance and weight has to be attached to the impact on the heritage assets and their setting.
- 4.3 It should also be noted that the duties imposed by section 66 and 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise. The NPPF requires its own exercise to be undertaken as set out in its chapter 16, Conserving and enhancing the historic environment. Furthermore, NPPF requires under paragraph 134 that *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals, including securing its optimum viable use.*
- 4.4 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following consideration 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 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.
- 4.5 The ancillary spaces associated with the recording studios have evolved and changed over time in terms of facilities and space required. Due to inadequate internal layout, the reception and circulation areas usually are overcrowded by people and equipment, combined with overspill of the people eating at the canteen, whilst the office rooms and toilet facilities are not sufficient for the number of visitors.
- 4.6 Along with the change of use of the premises to recording studios in 1990s, the courtyard between Lyndhurst Hall and Lyndhurst Cottage was adapted to open into a new infill structure with the role of main entrance foyer. The entrance is tucked away and not visible from the adjacent streets or any other public views. The 1990's structure has a glazed barrel vault set within a heavy timber frame, with chunky structural ribs and a subdivided clerestory detail to the upstand. The transition from the surrounding historic brickwork to the barrel vault through a solid ceiling creates a prominent internal soffit, which restricts natural light and disrupts the potential for integrating the existing historic fabric into the internal experience of the building. The structure has many failed double glazing units which compromise appearance and reduced the insulation properties of the extension. Due to its appearance, detailed design, quality and relation to the host building, it is considered that the demolition of the existing vault structure would not cause harm to the significance of the listed building and this is therefore acceptable.

4.7. The proposed extension would sit in the same location as the existing and would extend along two floors in the first section, with a height greater by 2.57m than the existing structure, and towards the rear would be one storey with the height lower than existing by 0.78m. The scale and form of the extension has been designed to respond to the different scale and massing of the enclosing historic wings, ensuring they retain visual prominence and that the extension is subordinate in both height and scale.

4.8 The extension would have a simple contemporary profile, with very shallow pitch for water dispersal, which would allow the varied roof profile of the listed building to be retained and respected. The proposed infill structure would provide a legible and distinct architectural juxtaposition between the old and new, with no physical nor visual conflict with the varying position of fenestration on the surrounding facades and so as to reconcile different floor levels. The new areas created, subject to the reorganisation of spaces over two floors, would be light filled and spacious, allowing a full appreciation of the surrounding fabric and architecture of the building through its glazed elevations and roof, preserving the significance of the listed building.

4.9 With a proposed lightweight structure the new glazed roof will provide more transparency than the existing. This will allow for an improved internal and external visual relationship between the foyer, circulation areas, dining, and surrounding buildings. The historic fabric and architectural detailing of the main building and its significance would be integrated and visible from first floor level which is not currently the case with the existing extension. The floor of the first floor within the new structure would have walk on glass along the sides to allow natural light to reach the ground floor level and allow views to the historic structures. Furthermore, the junction between the proposed glazed infill floor and the surrounding historic fabric has been carefully designed to not harm the existing historic fabric. This is considered an improvement when compared with the heavy junction resulting from the flat roof and internal soffit of the existing modern barrel vaulted structure. The proposed glazed structure would be considered to preserve the character and appearance of the listed building as well as its significance. In order to ensure high quality materials, details of the glazing finishes would be secured by condition.

4.10 Towards the rear of the building adjacent to the fire escape there are the male toilets. The toilet roof has an internal height of 2.2m, which limits the use of the space. The proposal includes removal of the existing roof and installation of a new ply roof with an internal height of 2.7m. The existing roof is not visible from the streetscene nor other public views. The proposed change is considered to preserve the character and appearance of the listed building, and would cause no harm to its significance.

4.11 Lyndhurst Cottage currently has three rooflights proposed to be replaced in the same position with the same dimensions as the existing rooflights. The proposed rooflights would be conservation style and would preserve the character and appearance of the building and its significance.

### **Internal alterations**

4.12 In terms of internal alterations, the proposal includes the reconfiguration of internal spaces to provide additional space for ancillary uses to the recording studio, better storage space and toilet facilities. To facilitate this change there would be minor internal alterations to relocate existing partition walls and introduce two new glazed partitions in the new office area. These changes mainly relate to works from the 1990s conversion, cause minimal impact on historic fabric and enable the legibility of the original plan form to remain. The significance of the listed building is not harmed by these changes.

4.13 At first floor level the main change in layout would be the reorganisation of the kitchen space and relocation of the dining area adjacent to the kitchen and on the new first floor. The first floor of the new extension would be accessed through an opening which replaces two existing windows, and through a new staircase accessed around the back of house



area through a door which replaces another two windows. Details of the two openings have been provided to demonstrate how the existing fabric would be retained and reused. Whilst this would result in a less than substantial harm due to the small loss of historic fabric, it is considered that the enhanced visual appreciation of the architectural features and rich detailing from the 1<sup>st</sup> floor of the infill extension as well as enabling the building to continue in its long term function as a recording studio, as an optimum use for the building, would be a benefit which outweighs the harm. This is supported by paragraph 196 of the NPPF. The existing windows would be carefully removed and stored onsite for potential future use which is accepted.

- 4.14 Overall, the proposed extension and associated internal alterations would reorganise the existing layout and would achieve more efficient and well connected areas, with enhanced facilities and better separation between public and private areas (front of house vs. back of house areas), and would allow an enhanced visual appreciation of the historic fabric of the host building. The Council's Conservation officer has reviewed the information and considers that whilst there would be less than substantial harm caused by the loss of the windows, this harm is justified for the ongoing operations of Air Studios. The works would also result in the welcome removal of the dated and cumbersome 1990s extension which currently exists in the same position. Because of the location of the extension and its minimal visibility, it is considered that subject to detailed design, the works would also serve to preserve the character and appearance of the surrounding conservation area.

## **5. Amenity**

- 5.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook and sense of enclosure, impact on daylight, and sunlight, light spill and noise.
- 5.2 The application site is bordered to the west by thick trees and vegetation, access road and buildings in association with Pax Lodge Education Centre, siting over 10m away from the boundary with the application building. To the south and south-east, the site is surrounded by a large garden in association with Grade II residential building at no. 11 Rosslyn Hill and other residential buildings to the east. As the proposed works are infilling an area on the western side of the building, there are no concerns that harm would be caused to the neighbouring amenity to the eastern side, in terms of loss of light, outlook or privacy. The site is facing the street on the north side and sits at over 22m from the residential building opposite.
- 5.3 In relation to light spill, the existing modern glazed structure currently allows light to come in and out of it and the proposed glazed extension would result in similar impact. It is noted that the proposed area of glazing would be increase by around 20sqm and sit 2.57m higher than the roof of the existing structure, however, the historic surrounding building would still dominate the site and provide enclosure to the proposed structure, restraining the levels of light spill.

## **6. Sustainability**

- 6.1 Given the small scale nature of the development there is no requirement for the proposal to meet sustainability targets. Policies CC1 and CC2 require all development to minimise and be resilient to the effects of climate change.
- 6.2 The existing modern structure has failed double glazing units which diminishes the energy efficiency of this part of the building and therefore their replacement would be beneficial in the long term with higher quality sealed glazing units. As the proposed area of glazing would increase, an overheating analysis was undertaken to ensure the building would still perform efficiently with the existing external plant and cooling units. The strategy applies the cooling hierarchy, by minimising and managing heat gains through energy efficient lighting

and insulating the heating and hot water pipework, reduce the heat entering the building in summer through high performance, solar control glazing, and manage the heat within the building by making most of the existing solid brickwork which provides a degree of thermal mass that assists in reducing peak temperatures in summer. As such, the comfortable internal temperatures would be achieved for a majority of the year through a combination of openable windows, high performance glazing and mechanical ventilation. During the peak summer conditions, active cooling might be required in some spaces. There are no changes to the existing plant equipment and overall, the proposed strategy would optimise the existing resource efficiency which is acceptable.

## **7. Recommendation**

7.1 Grant conditional planning permission.

7.2 Grant conditional 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 Monday 27<sup>th</sup> April 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/6387/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 23 April 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Brightspace Architects Ltd  
15 Glass House Studios  
Fryern Court Road  
Fordingbridge  
SP6 1QX

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Lyndhurst Hall  
Lyndhurst Road  
London  
NW3 5NG**

# DECISION

Proposal:

Demolition of existing single storey infill, and erection of part two-storey part one storey infill glazed structure to accommodate the main entrance and foyer at ground floor and dining area at 1st floor level, in association with the existing recording studios.

Drawing Nos: P001; P002; P003; P004; P005; P006; P007; P009; P010; P014; P015 Rev A; P016 Rev A; P017 Rev A; P018 Rev A; P019 Rev B; P020; P021; P022; P023; P024; P025; Design and Access Statement Part 1 to 4 dated December 2019; Heritage Statement dated 17/12/2019; Structural engineering report dated December 2019.

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 policies 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

P001; P002; P003; P004; P005; P006; P007; P009; P010; P014; P015 Rev A; P016 Rev A; P017 Rev A; P018 Rev A; P019 Rev B; P020; P021; P022; P023; P024; P025; Design and Access Statement Part 1 to 4 dated December 2019; Heritage Statement dated 17/12/2019; Structural engineering report dated December 2019.

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 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.
- 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 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).

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

**DRAFT**

**DECISION**

Brightspace Architects Ltd  
15 Glass House Studios  
Fryern Court Road  
Fordingbridge  
SP6 1QX

Application Ref: **2020/0382/L**

Please ask for: **Nora-Andreea**

**Constantinescu**

Telephone: 020 7974 **5758**

23 April 2020

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Lyndhurst Hall  
Lyndhurst Road  
London  
NW3 5NG**

**DECISION**

#### **Proposal:**

Demolition of existing single storey infill, and erection of part two-storey part one storey infill glazed structure, to accommodate main entrance and foyer at ground floor and café dining area at 1st floor level, internal reconfiguration of ground and 1st floor levels, replacement of windows with larger openings and extension to the heights of the parapet walls at 1st floor level all in association with the recording studios.

Drawing Nos: P001; P002; P003; P004; P005; P006; P007; P009; P010; P014; P015 Rev A; P016 Rev A; P017 Rev A; P018 Rev A; P019 Rev B; P020; P021; P022; P023; P024; P025; Design and Access Statement Part 1 to 4 dated December 2019; Heritage Statement dated 17/12/2019; Structural engineering report dated December 2019.

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

Conditions And Reasons:

Executive Director Supporting Communities





- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

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

- 2 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:

P001; P002; P003; P004; P005; P006; P007; P009; P010; P014; P015 Rev A; P016 Rev A; P017 Rev A; P018 Rev A; P019 Rev B; P020; P021; P022; P023; P024; P025; Design and Access Statement Part 1 to 4 dated December 2019; Heritage Statement dated 17/12/2019; Structural engineering report dated December 2019.

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

- 4 Before the relevant part of the work is begun, details to include product specifications and / or photos of samples of the proposed metal frame of the new extension, shall be submitted to and approved in writing by the local planning authority.

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: 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 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 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.

- 3 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.

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