

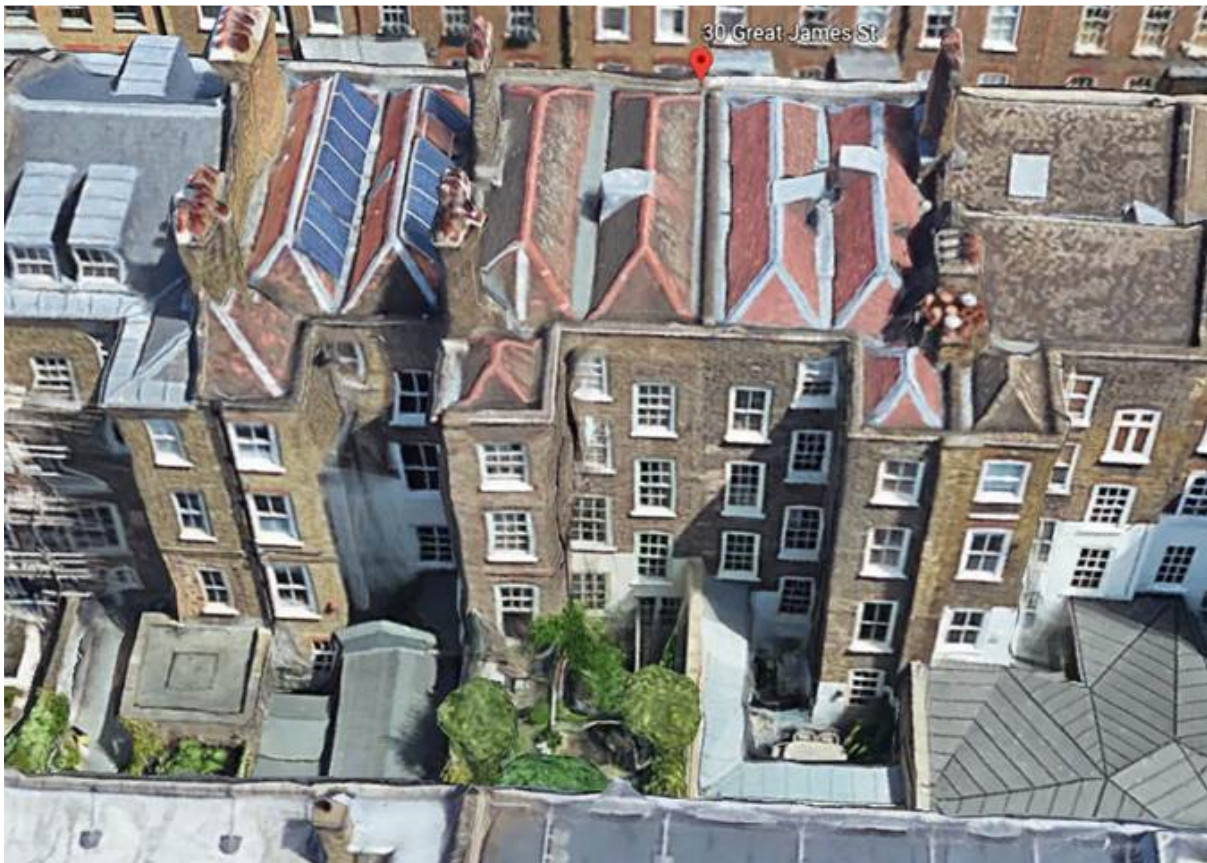
2019/6233/P & 2020/0363/L - 30 Great James Street,
WC1N 3EY



Site Photos: 2019/6233/P & 2020/0363/L - 30 Great James Street, WC1N 3EY



1) Front elevation of 30 Great James Street



2) Birdseye view of the rear elevation and roofscape of 30 Great James Street



3) Internal courtyard



4) View of internal courtyard from inside upper floors

Delegated Report		Analysis sheet		Expiry Date:	21/08/2020
(Members Briefing)		N/A		Consultation Expiry Date:	27/06/2020
Officer				Application Number(s)	
Alyce Jeffery				2019/6233/P & 2020/0363/L	
Application Address				Drawing Numbers	
30 Great James Street London WC1N 3EY				See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>2019/6233/P Installation of 2 x air condensing units at roof level; replacement of the existing glass balustrade and steel handrail to the first floor rear roof terrace and lower ground floor courtyard with painted wrought iron railings; replacement of existing modern tiles at the front door step with Yorkstone.</p> <p>2020/0363/L Installation of 2 x air condensing units at roof level; replacement of the existing glass balustrade and steel handrail to the first floor rear roof terrace and lower ground floor courtyard with painted wrought iron railings; replacement of existing modern tiles at the front door step with Yorkstone; replacement of non-original chimney pieces at ground, first, second, and third floors with stone and painted pine bolection chimney pieces with cast iron register grate; replacement of existing modern sanitary ware in the kitchen and bathrooms; replacement of existing porcelain floor tiles with natural limestone tile; replacement of existing modern hardwood floors in the kitchen with Portland Stone Flagstone floor; replacement of the existing modern hardwood floors in the living areas with oak flooring; removal of modern downlights and ceilings repaired; installation of built in cupboards in first floor reception room; installation of new fan coil within new joinery enclosure at first, second, third floor; removal of unauthorised doorway columns at first floor.</p>					
Recommendation(s):		Grant conditional planning permission and listed building consent			
Application Type:		Householder Planning Application and Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>A site notice was displayed from 29/01/2020 until 22/02/2020, and again from 03/06/2020 until 27/06/2020.</p> <p>A press notice was advertised from 30/01/2020 until 23/02/2020, and again from 11/06/2020 until 05/07/2020.</p> <p>The application was re-consulted following receipt of revised drawings which included details of the make and model of the proposed air-conditioning units.</p> <p>Following the consultation period, 3 objections were received from the owner/occupiers at nos. 27, 28 and 31 Great James Street. The objections are summarised below;</p> <ul style="list-style-type: none"> • Noise and disturbance as a result of the air-conditioning units <i>Officer comment: The amenity impacts relating to the air-conditioning units are addressed in para. 2.17-2.20</i> • Operating times for the air-conditioning units to be conditioned <i>Officer comment: The amenity impacts relating to the air-conditioning units are addressed in section 2.10. The noise report findings conclude that the proposed air-conditioning units would adhere to Camden's Local Plan policies and BS 4142:2014, it would be unreasonable for officers to condition their operating hours.</i> • Air-conditioning units would harm the character and appearance of the listed building and surrounding listed buildings. <i>Officer comment: The design and conservation impacts are discussed in para. 2.6-2.16</i> • Sudden changes of temperature can cause significant damage to wooden panelling and plasterwork. In addition, the drying effect of long-term use of air conditioning on a listed period property of this type which is largely made of wood should be thoroughly assessed before the application is approved. <i>Officer comment: There is no evidence to suggest that the effects of air conditioning would have an unduly harmful impact upon the fabric of this listed building. It is noted that many listed buildings in the Borough have air conditioning and no clear harm has been observed.</i> 			

	<p><i>Fluctuations in temperature and humidity are part of the natural world, and historic buildings have proven capable of dealing with them. In any event, the installation of air conditioning could help to avoid sudden changes of temperature by regulating the temperature and humidity of the building.</i></p> <ul style="list-style-type: none"> • Installation of air-conditioning units is contrary to local plan policy CC2 <p><u>Officer comment:</u> Policy CC2 is discussed in para. 2.21-2.23</p>
<p>CAAC/Local groups comments:</p>	<p>No responses were received from Bloomsbury CAAC, Bloomsbury Association or South Bloomsbury Tenants and Residents Association following the consultation period.</p>

Site Description

The property is Grade II* Listed, and lies within the Bloomsbury Conservation Area. It forms part of a terrace of early Georgian houses on the western side of Great James Street, built 1720-1724. The main house consists of four storeys over a basement, reflecting the typical London terrace plan of the period, and is in residential use as a single dwelling house.

Relevant History

2014/1571/P - Change of use from office (B1a) to single family dwellinghouse (C3), erection of rear extension following demolition of existing extension and installation of rear glass balustrade at 1st floor level - **Granted 10/07/2014.**

2014/1664/L - Internal and external alteration associated with change of use from office (B1a) to single family dwellinghouse (C3), erection of rear extension following demolition of existing extension and installation of glazed balustrade at rear first floor level - **Granted 10/07/2014.**

2014/6328/L - Discharge of conditions 7A (plan, elevation and section drawings of all new doors), 7B (plan, elevation and section drawings of all new windows), 7E (samples and manufacturer's details of all new floors), 7G (works of alterations not included on the approved drawings), 7H (a full method statement and elevation drawings for alterations to the existing panelling) 7I (method statement and section drawings for the installation of all underfloor heating) and 7J (bathroom layouts) granted under reference 2014/1664/L dated 10/07/14 - **Granted 06/12/2018**

LS9604312 - Formation of opening in party wall at third floor level, making good to decorations and the installation of new door, as shown on drawing nos. 5531/AL(0)1, 5531/AL(0)2, 5531/AL(0)3 and 5531/AL(0)4 - **Refused 06/02/1997**

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Intend to Publish London Plan 2019

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

CC2 Adapting to climate change

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)

CPG Amenity (2018)

CPG Energy efficiency and adaptation (2019)

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1. Proposal

1.1. Planning permission and listed building consent is sought for the following;

- installation of 2 x air condensing units at roof level;
- replacement of the existing glass balustrade and steel handrail to the first floor rear roof terrace and lower ground floor courtyard with painted wrought iron railings;
- replacement of existing modern tiles at the front door step with Yorkstone;
- replacement of non-original chimney pieces at ground, first, second, and third floors with stone and painted pine bolection chimney pieces with cast iron register grate;
- replacement of existing modern sanitary ware in the kitchen and bathrooms;
- replacement of existing porcelain floor tiles with natural limestone tile;
- replacement of existing modern hardwood floors in the kitchen with Portland Stone Flagstone floor;
- replacement of the existing modern hardwood floors in the living areas with oak flooring;
- removal of modern downlights and ceilings repaired;
- installation of built in cupboards in first floor reception room;
- installation of a new fan coil within new joinery enclosure at first, second, third floor; and
- removal of unauthorised doorway columns at first floor.

2. Assessment

Design and conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.2. Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.
- 2.3. Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.4. Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area when considering applications relating to land or buildings within that area.
- 2.5. The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of conservation areas and the preservation of listed buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Significance of host building

- 2.6. The building has historic and architectural interest as an early and well-preserved 18th century

townhouse, listed as part of a terrace. Its significance is derived primarily from the appearance of its four storey front portion facing Great James Street, and retains group value with the adjoining properties and those opposite along Great James Street, which are likewise included on the statutory list. Internally, its significance is derived primarily from surviving areas of its historic panelling to the interior. The building has undergone restoration following its long use as offices, to bring the property back into use as a single residential building.

- 2.7. The proposed air conditioning unit and condenser would be situated on the flat roof of the fourth floor, tucked behind the existing chimney and parapet, towards the rear of the property. The units would be mounted on anti-vibration pads. Owing to their siting and setback behind the rear parapet, the units would not be visible from any public views and are unlikely to be visible from adjoining property gardens. As such, the location is considered appropriate, and it is not considered that the units would have a detrimental impact on the character and appearance or significance of the host building, the listed terrace of which it forms part of, or the surrounding conservation area.
- 2.8 Replacement of the existing glass balustrade and steel handrail to the first floor roof terrace and lower ground floor courtyard with painted wrought iron railings is considered acceptable as it would restore a more traditional material and appearance within the rear garden and lower ground courtyard. Further details/samples of the railings will be secured by way of a condition. Similarly, the replacement of existing modern tiles at the front door step with Yorkstone is also considered acceptable given the choice in material. Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) are relevant.
- 2.9 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.10 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 2.11 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 2.12 Internally the replacement of non-original chimney pieces at ground, first, second, and third floors with stone and painted pine bolection chimney pieces with cast iron register grate is considered acceptable as they would closely replicate an early 1720s style, restoring the existing character and appearance of the host property. The removal of unauthorised doorway columns at first floor is also welcomed.
- 2.13 Officers consider the replacement of the existing modern sanitary ware in the kitchen and bathrooms, the replacement of existing porcelain floor tiles with natural limestone tiles in the bathrooms acceptable given the use of high quality materials. Likewise, the replacement of existing modern hardwood floors in the kitchen with Portland Stone Flagstone floor and the replacement of the existing modern hardwood floors in the living areas with oak flooring are considered acceptable due to the use of high quality materials. The removal of the existing modern downlights and restoration of the ceilings is welcomed by officers as these are out of character and insensitive in the historic property. No objections are raised with regards to the

installation of built in cupboards in first floor reception room as they are not considered to cause harm to the historic fabric of the building.

- 2.14 Following conservation officer advice, the fan coils were relocated away from window aprons, into existing fitted furniture to reduce their visibility. The proposal for the installation of new fan coil units housed in fitted furniture at first, second, third floors is now considered acceptable.
- 2.15 Overall, the proposed development is considered acceptable in terms of the impact upon the character and appearance of the host building and setting of the listed terrace. The proposals have been reviewed by the Council's conservation officer who considers the proposed internal and external works to preserve the significance of the listed building and its historic features and the character and appearance of the Bloomsbury Conservation Area. The applicant is advised that all fabric repairs should be undertaken with traditional materials where possible which will be secured by way of a condition.
- 2.16 As such, officers consider that the proposed works would preserve the special interests of the listed building and surrounding area, in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017 and the NPPF.

Amenity

- 2.17. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook, noise, disturbance, and implications on daylight and sunlight.
- 2.18. Owing to the minor nature of the front elevation alterations, rear courtyard works or the internal works, officers do not consider that the neighbouring occupants would be unduly impacted by the proposal.
- 2.19. With regard to the air-conditioning units, the Council's noise officer has reviewed the Noise Impact Assessment, produced by KP Acoustic Consultants, for the proposed air-conditioning unit and condenser unit. Calculations undertaken demonstrate that the noise emissions criterion of the local authority will be achieved with the installation of the proposed condenser units with a predicted noise level of 35dB(A). The officer concluded that the proposal would therefore be acceptable in environmental health terms. Two conditions are attached to the decision to require the proposed plant to be installed to ensure compliance with the limits and mitigation measures identified in the noise impact assessment and anti-vibration measures.
- 2.20. Owing to the siting of the units and acceptable noise report, officers do not consider that the development would result in unreasonable harm to the amenity of adjoining occupants in terms of outlook, noise, disturbance or loss of daylight or sunlight, in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Sustainability

- 2.21. Policy CC2 states that active cooling (air conditioning) will only be permitted where its need is demonstrated and the steps in the cooling hierarchy are followed.
- 2.22. The cooling hierarchy includes:
- Minimise internal heat generation through energy efficient design;
 - Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls;

- Manage the heat within the building through exposed internal thermal mass and high ceilings;
- Passive ventilation;
- Mechanical ventilation; and
- Active cooling.

2.23. The applicant has provided a Cooling Hierarchy statement which addresses each of the above points. In summary the report concludes that given the property is an existing listed building, many of the alternative cooling solutions would require unfeasible and/or harmful interventions to the historic fabric of the building, and as such, the installation of a cooling system would be necessary to provide adequate cooling of the property during high temperature weather. In light of the report submitted in support of the application, officers are satisfied that the cooling hierarchy has been sufficiently addressed.

3. Recommendation

3.1. Grant conditional planning permission and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th September 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: 2019/6233/P
Contact: Alyce Jeffery
Tel: 020 7974 3292
Email: Alyce.Jeffery@camden.gov.uk
Date: 18 August 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

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

30 Great James Street
London
WC1N 3EY

Proposal:

Installation of 2 x air condensing units at roof level; replacement of the existing glass balustrade and steel handrail to the first floor rear roof terrace and lower ground floor courtyard with painted wrought iron railings; replacement of existing modern tiles at the front door step with Yorkstone.

Drawing Nos: Cover Letter; Design & Access Statement; Planning and Heritage Statement; Noise Report Rev C; Cooling Hierarchy Statement; P1-0B; P100_REVB; P101_REVB; P102_REVB; P103_REVB; P104 Rev A; P200 Rev A; P300 Rev B; P601; P602; P603; P604]

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [P1-0B; P100_REVB; P101_REVB; P102_REVB; P103_REVB; P104 Rev A; P200 Rev A; P300 Rev B; P601; P602; P603; P604]

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

- 4 Before the relevant part of the work is begun, detailed drawings and manufacturer's specification details of the courtyard railings 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.

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.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014t the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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 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.

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 Economy, Regeneration and Investment

Application ref: 2020/0363/L
Contact: Alyce Jeffery
Tel: 020 7974 3292
Email: Alyce.Jeffery@camden.gov.uk
Date: 18 August 2020

Development Management
Regeneration and Planning
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Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
30 Great James Street
London
WC1N 3EY

DECISION

Proposal: Installation of 2 x air condensing units at roof level; replacement of the existing glass balustrade and steel handrail to the first floor rear roof terrace and lower ground floor courtyard with painted wrought iron railings; replacement of existing modern tiles at the front door step with Yorkstone; replacement of non-original chimney pieces at ground, first, second, and third floors with stone and painted pine bolection chimney pieces with cast iron register grate; replacement of existing modern sanitary ware in the kitchen and bathrooms; replacement of existing porcelain floor tiles with natural limestone tile; replacement of existing modern hardwood floors in the kitchen with Portland Stone Flagstone floor; replacement of the existing modern hardwood floors in the living areas with oak flooring; removal of modern downlights and ceilings repaired; installation of built in cupboards in first floor reception room; installation of new fan coil within new joinery enclosure at first, second, third floor; removal of unauthorised doorway columns at first floor.

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

Conditions And Reasons:

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

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

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [P1-0B; P100_REVB; P101_REVB; P102_REVB; P103_REVB; P104 Rev A; P200 Rev A; P300 Rev B; P601; P602; P603; P604]

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

Informative(s):

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Yours faithfully

Director of Economy, Regeneration and Investment

DRAFT

DECISION