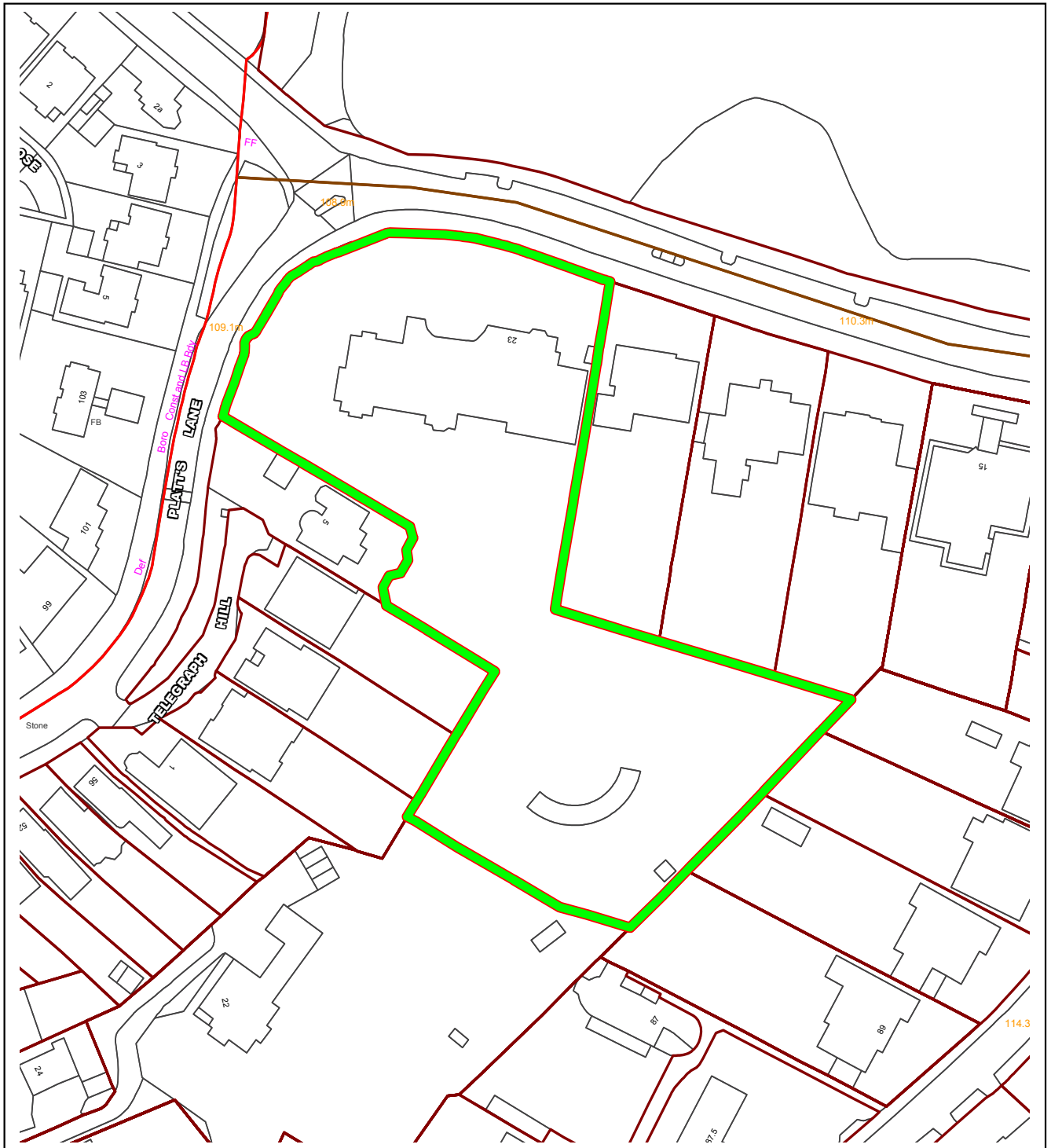


23 West Heath Road 2018/0853/P & 2018/1114/L



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Photo 1: Rear elevation of garage and location of new lightwell



Photo 2: Front elevation of garage viewed from West Heath Road

Delegated Report		Analysis sheet		Expiry Date:	17/04/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	29/03/2018
Officer			Application Number(s)		
Laura Hazelton			i) 2018/0853/P ii) 2018/1114/L		
Application Address			Drawing Numbers		
23 West Heath Road London NW3 7UU			Please refer to decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
Excavation of a new basement floor beneath the existing garage/plant rooms to the east side of the building, and subterranean extension beneath the rear garden with light-well with metal grille to the rear.					
Recommendations:		i) Grant conditional planning permission subject to S106 Legal Agreement ii) Grant conditional listed building consent			
Application Type:		i) Full Planning Permission ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	<p>3 objections were received from neighbouring residents. A summary of the issues raised is provided below:</p> <p>Basement works</p> <ol style="list-style-type: none">Concerns about the impact of the works on the structural integrity of nos. 21, 21A and 21B and the likely possibility of subsidence/settlement and major damage to neighbouring properties during and/or after the proposed works.Pilings will be inserted very close to neighbouring properties which will cause noise disturbance and vibrations.Trial pits to be dug on neighbouring property's side path. We are not willing to allow works to take place on our property.We have suffered 10 years of construction at no.23. Endless lorries caused traffic issues, damage to the road, footpath, and blocked access. <p>Officer Response</p> <ol style="list-style-type: none">A basement impact assessment has been submitted which has been audited by Campbell Reith, an independent firm of structural engineers. They have confirmed that the BIA has been completed in accordance with the requirements of Camden's planning policies and guidance and that the proposed development would not impact ground water levels, ground stability or the structural stability of the host building or neighbouring properties.Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Building works that can be heard at the boundary of the site must only be carried out 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.Necessary freeholder/leaseholder/neighbour consent to complete works is not a planning consideration in the determination of the current application.Please refer to section 6 (transport) below.					
CAAC comments:	<p>The Hampstead CAAC submitted the following comments:</p> <p>HCAAC had difficulty verifying headroom at the junction of the new extension with the existing building. The query is to avoid an unwelcome addition to the height of the building at that point.</p> <p>No further comments were submitted after it was explained that due to the sloping ground levels, all development is below ground so that the only external manifestation is a small lightwell to the rear of the existing garage.</p>					

Site Description

The site comprises a large detached part two/part three storey residential dwellinghouse located on the south eastern corner of the junction of West Heath Road and Platt's Lane, overlooking Hampstead Heath.

The building dates from c.1932 and was built for the artist Frank Salisbury. It was formerly occupied by the school of Economic Science before permission was granted for its change of use to a single dwellinghouse in August 2004.

The site is located within a predominantly residential area in the Redington/Frognaal Conservation Area. The building was Grade II listed in 1974.

Relevant History

2015/0313/P & 2015/0478/L - Retrospective application for the installation of 4 x rising bollards to the entrance and exit of property. Granted 28/05/2015.

2014/7790/L - Installation of 2 x rooflights to the grade II listed building. Granted 31/03/2015.

2011/3322/L - Installation of secondary glazing to existing windows at ground, first and second floor levels to dwelling house. Granted 06/09/2011.

2010/1515/P & 2010/1516/L - Installation of CCTV cameras and security lighting to existing single residential dwelling. Granted 13/05/2010.

2009/3682/P & 2009/3682/L - Re-alignment of the west staircase, a new timber door; balustrade either side of main entrance and balustrade to first floor balcony as an amendment to planning permission dated 28/11/05 (ref. 2005/3763/P) for the erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and external alterations to include the re-alignment of the existing front dormer window, the erection of two new rear dormer windows, construction of new outdoor pool, tennis court and summer house in rear garden area to single family dwelling house. Granted 21/05/2010.

2009/1416/L - Alterations to create a lowered level to the rear of the main entrance hall, excavation at basement level to provide a children's playroom and library, and installation of a under floor heating. Granted 06/10/2009.

2008/3433/P & 2008/3690/L - Demolition of the existing wall on the eastern boundary (with 21 West Heath Road) and the erection of a replacement wall varying in height from 1.9m to 3.5m and partial replacement of the eastern boundary fence (also on the boundary with 21 West Heath Road). Granted 18/11/2008

2007/2249/P & 2007/2253/L - Enlargement of underground plant room and accommodation, including relocation of steps and enlargement of terrace, plus associated installation of louvers to side elevation and alteration to window on the west elevation, installation of railings on existing first floor terrace to north elevation and other minor alterations, all as a variation to planning permission and listed building consent dated 28/11/05 (2005/3763/P & 2005/3764/L) for erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and external alterations to include the re-alignment of the existing front dormer window, the erection of two new rear dormer windows, construction of new outdoor pool, tennis court and summer house in rear garden area to dwellinghouse. Granted 15/10/2007

2005/3763/P & 2005/3764/L - Erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and external alterations to include the re-alignment of the existing front dormer window, the erection of two new rear dormer windows, construction of new outdoor pool, tennis court and summer house in rear garden area to single family dwellinghouse. Granted 28/11/2005

2004/1877/P - Change of use from educational floorspace (class D1) to a residential dwellinghouse (class C3). Granted 18/08/2004.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)

CPG Amenity (March 2018)

CPG Basements (March 2018)

CPG7 Transport (September 2011)

Redington and Frognal Conservation Area Statement (2003)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the excavation of a new basement extension beneath the existing garage measuring 135sqm (GEA) and 4m deep, and a basement extension into the rear garden measuring 102sqm and 5.6m deep. The only expression of the basement areas would be a lightwell measuring 6.4sqm located between the two basement rooms covered with a simple metal grille.

2.0 Assessment

- 2.1 The principle considerations in the determination of this application are as follows:

- Design and heritage– Impact on the special character and setting of the host listed building and the wider Redington and Frognal Conservation Area).
- Amenity - Impact on amenity of neighbouring residents in terms of outlook, daylight, privacy and noise disturbance.
- Basement excavation
- Transport impacts
- Trees.

3.0 Design and Heritage

- 3.1 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. Camden's Development Policies Document is supported by CPG1 (Design) and the Redington and Frognal Conservation Area Statement.
- 3.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.
- 3.3 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.

- 3.4 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.
- 3.5 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.
- 3.6 The application seeks to excavate a new basement floor beneath the existing garage/plant rooms to the east side of the building, and the excavation of a subterranean extension beneath the rear garden with a light-well covered by a metal grille to the rear. The basement extension beneath the existing garage would measure 135sqm (GEA) and would be excavated to a depth of 4m. The basement extension into the rear garden would measure 102sqm and a depth of 5.6m (including 1.2m of substrate above). The rear garden basement room would sit half a storey higher than the garage basement due to the rising ground levels in the rear garden, however, it would still be located completely underground and would not be perceived from above ground.
- 3.7 The only external manifestation of the proposal would be a lightwell to the rear of the garage measuring 6.4sqm, covered with a simple metal grille. There would be no public or private views of the lightwell and as such, it would not impact the character of the conservation area, nor would it harm the setting of the listed building given its discrete design and location.
- 3.8 The existing garage/plant rooms to the east side of the building have been modified internally and extended in the past, as evidenced by the comparison of the original floor plans submitted in the heritage statement and existing plans. As noted in the heritage statement, the foundations of the building have undergone substantial alteration in the past with underpinning already carried out. A Structural Engineering Method Statement has been submitted, as requested at pre-application stage, and the submitted information concludes that there would be a negligible impact upon historic footings.
- 3.9 The play room used to access the extension is a modern construction; the proposed works in this room are not considered harmful to the significance of the listed building overall.
- 3.10 The extent of subterranean excavation beneath part of the rear garden enables vertical hierarchies to be maintained within the building, with the basement level remaining subsidiary to the main house. The external manifestation of the extension beneath the rear garden is a modest lightwell with metal grille covering. The Council's Conservation Officer has assessed the proposals and confirmed, for the above reasons that the works would serve to preserve the significance of the listed building and the character and appearance of the wider conservation area, in compliance with Local Plan Policy D2.
- 3.11 The Greater London Archaeological Advisory Service were consulted due to the site's location in an Archaeological priority area. After considering the proposals with reference to information held in the Greater London Historic Environment Record it was concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although within an archaeological priority area, the proposed works are too small scale to result in a significant archaeological impact at this location and no further assessment or conditions are therefore necessary.

4.0 Amenity

- 4.1 Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 4.2 Due to the location and nature of the extensions below ground, they would not impact neighbouring

amenity.

- 4.3 Any impact from construction works is dealt with in the transport section.

5.0 Basement

- 5.1 Policy A5 states that in determining applications for basements and other underground development, 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 the built and natural environment and local amenity, and does not result in flooding or ground instability. Developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 5.2 Although large, the proposed basement extensions would comply with requirements (f) to (m) of Policy A5. The development would not comprise of more than one 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. The basement extension within the rear garden would retain 1.2m of soil above which would be of adequate depth for garden planting, rainwater runoff and flood mitigation.
- 5.3 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 CPG4. The Basement Impact Assessment (BIA) has been carried out by well established firms of engineering consultants by individuals who possess suitable qualifications.
- 5.4 Campbell Reith issued their BIA audit report on 2nd July 2018 confirming that the submitted BIA and details have been conducted in accordance with the requirements of Policy A5 and CPG4 and would result in negligible impact to neighbours and the highway. If planning permission is granted, a condition will be imposed requiring the applicant to submit details of a qualified engineer to inspect, approve and monitor the construction works.

6.0 Transport

Managing the impacts of construction on the surrounding highway network

- 6.1 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).
- 6.2 While the development is not considered to be a large scale development, due to the location of the site and the nature of the works, a CMP would need to be secured as a Section 106 planning obligation if planning permission is granted. A CMP (in the council's 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.
- 6.3 A CMP Implementation Support Contribution of £3,136 would also need to be secured as a Section 106 planning obligation if planning permission is granted.

Highway and Public Realm Improvements directly adjacent to the site

- 6.4 Paragraph 6.11 (Policy A1) of the new Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces at the developer's expense. The Council's Transport Officer has

confirmed the Council would need to secure a financial contribution of £5,000 to repair any damage to the two vehicular crossovers adjacent to the site. This would be secured as a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Policy A1 of the Local Plan.

7.0 Trees

- 7.1 The scheme involves the removal of T2, a birch tree in poor condition irrespective of development. A small young oak tree that is likely to have self-sown is also proposed for removal as it is growing in a position unsustainable in the long term. The removal of both trees is considered acceptable in planning terms provided replacement trees are secured via a landscaping condition.
- 7.2 The scheme involves excavation within the root protection area of trees to be retained; however, the impact is considered to be of an acceptable level due to the low level of encroachment and the presence of existing structures.
- 7.3 No tree protection details have been submitted with the application; therefore permission would be granted subject to a condition securing these.

8.0 Conclusion

- 8.1 The proposed development would not be visible from the public realm and would not cause harm to the significance of the listed building nor result in a harmful loss of historic fabric. The works would preserve the character and appearance of the wider conservation area in accordance with policies D1 and D2.
- 8.2 Subject to the conditions and s106 obligations discussed, the proposals would not unduly impact the amenity of neighbouring residents and would comply with Policies A1, A5 and T4.

9.0 Recommendation

- 9.1 Grant conditional listed building consent and conditional planning permission subject to S106 Legal 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 16th July 2016, 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'.

Tigg Coll Architects
1st Floor Studio,
86-87 Campden St
London
W8 7EN

Application Ref: **2018/1114/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 July 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
23 West Heath Road
London
NW3 7UU

DECISION

Proposal: Excavation of a new basement floor beneath the existing garage/plant rooms to the east side of the building, and subterranean extension beneath the rear garden with light-well with metal grille to the rear.

Drawing Nos: 191-000, 191-001, 191-011, 191-021, 191-031, 191-032, 191-101, 191-102, 191-103, 191-201, 191-301, 191-302, and Heritage Statement dated February 2018.

The Council has considered your application and decided to grant listed building consent 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.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 191-000, 191-001, 191-011, 191-021, 191-031, 191-032, 191-101, 191-102, 191-103, 191-201, 191-301, 191-302, and Heritage Statement dated February 2018.

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

- 3 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.

- 4 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of new lightwell railings at a scale of 1:10 including materials, finish and method of fixing.

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

Informative(s):

- 1 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 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

Tigg Coll Architects
1st Floor Studio,
86-87 Campden St
London
W8 7EN

Application Ref: **2018/0853/P**

11 July 2018

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
23 West Heath Road
London
NW3 7UU

Proposal: Excavation of a new basement floor beneath the existing garage/plant rooms to the east side of the building, and subterranean extension beneath the rear garden with light-well with metal grille to the rear.

Drawing Nos: 191-000, 191-001, 191-011, 191-021, 191-031, 191-032, 191-101, 191-102, 191-103, 191-201, 191-301, 191-302, Planning statement dated 13/02/2018, Heritage Statement dated February 2018, Arboricultural Impact Assessment Report ref: TCG/SCH/AIA/01 dated 23/01/2017, Structural Engineering Method Statement ref: 760-S-SMS-001 rev 01, Construction management plan pro forma and appendices received 19/02/2018 and Outline Project Calculation Document ref: 760-S-CA-001 rev.00.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 191-000, 191-001, 191-011, 191-021, 191-031, 191-032, 191-101, 191-102, 191-103, 191-201, 191-301, 191-302, Planning statement dated 13/02/2018, Heritage Statement dated February 2018, Arboricultural Impact Assessment Report ref: TCG/SCH/AIA/01 dated 23/01/2017, Structural Engineering Method Statement ref: 760-S-SMS-001 rev 01, Construction management plan pro forma and appendices received 19/02/2018 and Outline Project Calculation Document ref: 760-S-CA-001 rev.00.

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

- 3 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.

- 4 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Engineering Method Statement ref: 760-S-SMS-001 rev 01, Construction management plan pro forma and appendices received 19/02/2018 and Outline Project Calculation Document ref: 760-S-CA-001 rev.00 hereby approved.

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.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, and details of at least two replacement trees. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

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