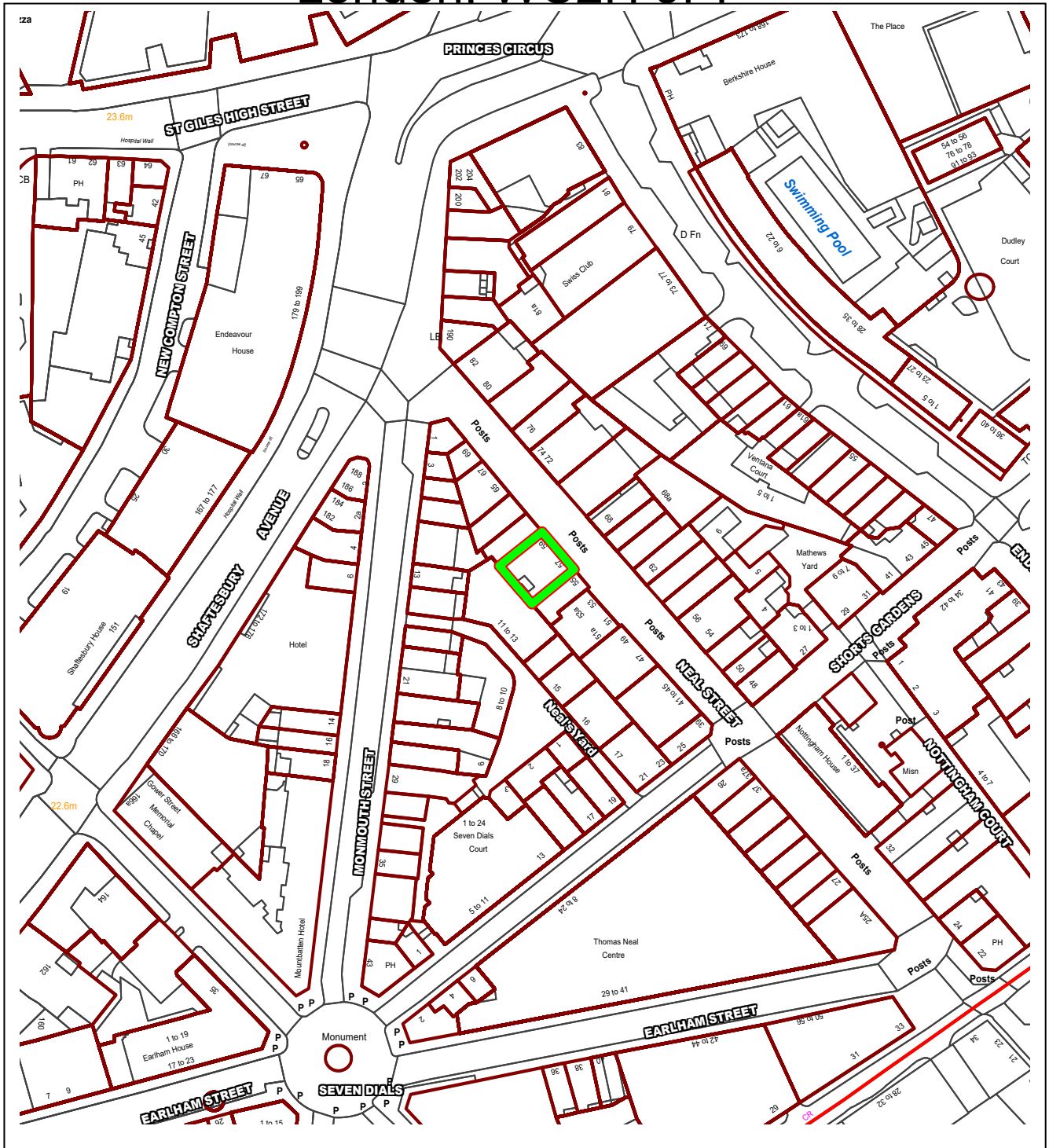


2020/5067/P - 57-59 Neal Street, London. WC2H 9PP



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Photo 1 (above): Front elevation of 57-59 Neal Street



Photo 2 (above): Close-up Front Elevation of Upper Storeys of 57-59 Neal Street



Photo 3 (above): Close-up view of rear elevation windows to be replaced



Photo 4 (above): Close-up view of existing first floor rear bay window extension to be demolished

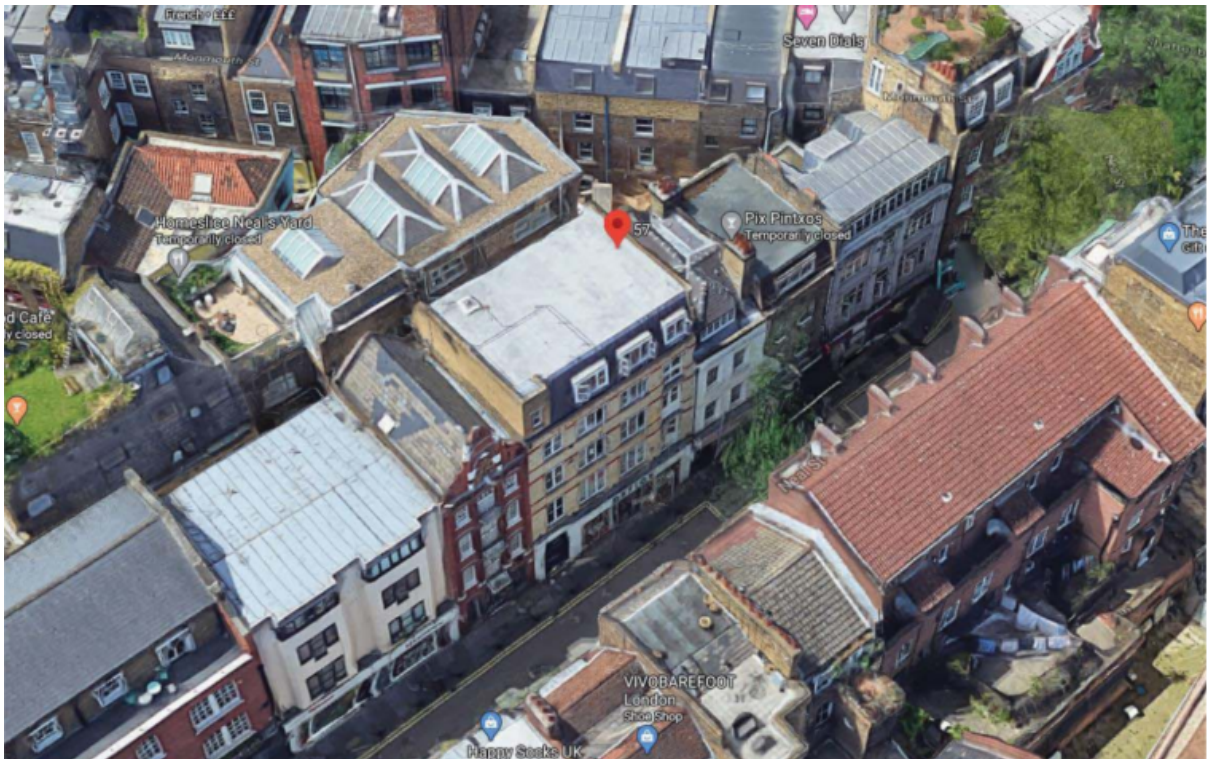


Photo 5 (above): Aerial view of front elevation of 57-59 Neal Street looking west



Photo 6 (above): Aerial view of rear elevation of 57-59 Neal Street looking east

Delegated Report		Analysis sheet		Expiry Date:		29/12/2020	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		20/12/2020	
Officer				Application Number(s)			
Charlotte Meynell				2020/5067/P			
Application Address				Drawing Numbers			
57-59 Neal Street London WC2H 9PP				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of the 4th floor from office (Class E) to residential (Class C3); installation of new plant equipment and acoustic enclosure at roof level; various alterations to front and rear fenestrations including replacement windows, doors, balustrades and external lighting.							
Recommendation(s):		Grant Conditional Planning Permission subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 25/11/2020 and expired on 19/12/2020. A press notice was advertised on 26/11/2020 and expired on 20/12/2020.</p> <p>The following comment was received:</p> <ul style="list-style-type: none"> The planning application states that one of the properties adjacent to 57-59, ie that of number 55 Neal Street is a listed building. It fails to mention that the adjacent property on the other side, number 61 Neal Street, is also a listed property - Grade 2 listed. The street view of the property is therefore adjacent on both sides to a listed building. <i>(Officer response: Noted.)</i> 			
Covent Garden (Seven Dials) Conservation Area Advisory Committee (CAAC) comments:	<p>In response to the proposal, the Covent Garden (Seven Dials) CAAC objected on the following grounds:</p> <ul style="list-style-type: none"> The Seven Dials Conservation Area (CA) has remarkably managed to resist a proliferation of plant at roof level. Such a dramatic departure from existing precedent would cause immediate harm to amenity and set a precedent for future rooftop plant and impact upon amenity in the CA as a whole. <i>(Officer response: please refer to paragraph 6.4 of the report).</i> Policy CC2 of the Camden Local Plan 2017 states (Para 8.39) that the Council will discourage the use of air conditioning and excessive mechanical plant. Given the precedent in this area, it appears that this application is excessive. <i>(Officer response: please refer to paragraph 9.1 of the report).</i> Object to the uplighters, which will only contribute to unnecessary light pollution, again impacting upon amenity. <i>(Officer response: The proposed uplighters would replace existing uplighters in the same location and are considered acceptable. Please refer to paragraph 7.3 of the report).</i> 			
Covent Garden Community Association comments:	<p>In response to the proposal, the Covent Garden Community Association objected on the following grounds:</p> <ul style="list-style-type: none"> In terms of plant & equipment, we object to yet more being introduced into our streetscape and environment. We do not believe that the proposal to add capacity for 5 air conditioning units on this building, which has perfectly adequate natural ventilation, accords with Camden's planning policies. We value the Local Plan's Policy CC1 on Climate Change Mitigation and rely upon statements such as paragraph 8.39 whereby the Council will discourage the use of air conditioning and excessive mechanical plant. We ask the Council to avoid each and every introduction of new air conditioning equipment unless it is necessary for air quality safety within a building. It is only little by little that the Council will eventually achieve the major improvement that we believe all stakeholders seek in terms of environmental improvements. <i>(Officer response: please refer to</i> 			

paragraph 9.1 of the report).

- The proposals would also be obtrusive, adding 1.35 metres in height to the top of a building seen from along the street and from dwellings behind. It is already tall compared with its neighbours. The plant enclosure would introduce more height, asymmetrically, and in a form that we believe would harm the conservation area. (*Officer response: please refer to paragraph 6.4 of the report.*)

Site Description

The application site is a four storey plus roof extension and lower ground floor building located on the south-western side of Neal Street. The lower ground, ground and first floors are in retail use (Class E) and the second, third and fourth floors are in office use (Class E).

The building is not listed but is located within the Seven Dials Conservation Area. The adjacent buildings Nos. 55 and 61 Neal Street are both Grade II listed.

Relevant History

2020/4409/P – Installation of replacement shopfront and 2 x non-illuminated projecting signs; erection of 2 storey rear extension to infill part of basement and ground floor lightwell; installation of new 1st floor rear window. **Application under consideration**

PSX0205252 – Change of use of the first floor from offices (Class B1) to dual use as either retail (Class A1) in connection with the retail use on the ground floor or to use as offices (Class B1). **Planning permission granted 17/12/2002**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

E2 Employment premises and sites

H1 Maximising housing supply

H4 Maximising the supply of affordable housing

H6 Housing choice and mix

H7 Large and small homes

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

CC4 Air quality

TC2 Camden's centres and other shopping areas

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T3 Transport Infrastructure

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

Camden Planning Guidance

CPG Access for all (2019)

CPG Air quality (2021)

CPG Amenity (2021)

CPG Design (2021)

CPG Developer contributions (2019)
CPG Employment sites and business premises (2021)
CPG Energy efficiency and adaption (2021)
CPG Housing (2021)
CPG Town centres and retail (2021)
CPG Transport (2021)

Seven Dials Conservation Area Statement (1998)

Assessment

1. Proposal

1.1 Planning permission is sought for the following:

- Change of use of fourth floor from office (Class E) to residential (Class C3) providing two studio units;
- Alterations at roof level including installation of 5 air source heat pumps within a new plant enclosure to roof measuring 1.35m high; 4.7m wide and 4.1m deep; installation of new ducting for a smoke pressurisation system to roof above stair core; replacement roof access hatch and extended metal safety railings;
- Demolition of existing ground and first floor rear extension and replacement with new first floor window;
- Replacement windows to front and rear;
- Replacement French doors, balustrades and external lighting to front.

1.2 The proposals also include the change of use of the first floor from retail to office. As both uses fall under Class E, this does not constitute development and is therefore not included within the description of development.

Revisions

1.3 The following revisions were made throughout the course of this application:

- Design of proposed replacement timber French doors to front at first, second and third floor levels amended to match existing;
- Change of materials from glass to painted metal for proposed balustrades to front French doors at first, second and third floor levels, and height of balustrades increased to 1.1m;
- Further details of proposed slate roof tiles submitted;
- Further details of proposed plant and colling hierarchy submitted.

2. Assessment

2.1 The main material planning issues for consideration are:

- Land use
- Residential standards
- Affordable housing
- Design and heritage

- Neighbour amenity
- Transport
- Sustainability and air quality
- CIL

3. Land use

- 3.1 Policy E2 of the Camden Local Plan states that the Council will resist the loss of a business / employment use unless it can be demonstrated that a building is no longer suitable for the existing business use and evidence can be provided that retaining, reusing or redeveloping the site has been fully explored. Policy TC2 seeks to protect primary frontages in its centres as locations with a high proportion of shops, in order to maintain the retail function of the centres.
- 3.2 The scheme proposes a change of use of the first floor from retail to office use, and a change of use of the fourth floor from office to residential. As retail and office use fall under the same use class (Class E), the change of use at first floor level is not considered to constitute development. Furthermore, policy TC2 does not offer protection to retail units above ground floor level.
- 3.3 The proposed use of the first floor as office floorspace in lieu of the fourth floor would ensure that the existing office space is reprovided within the building, and it is therefore not necessary to assess the change of use of the fourth floor to residential against policy E2. Furthermore, the Local Plan regards self-contained housing as the priority land use of the borough. As such, the proposed change of use is considered acceptable in principle.

4. Residential standards

- 4.1 Local Plan policy H7 expects all housing developments to contribute towards meeting the aims of the Dwelling Size Priority Table and include a mix of large and small units. In terms of the unit mix, the scheme would provide two lower priority (studio) units. However, such units are considered appropriate given the fourth floor location and absence of outdoor amenity space. Furthermore, by providing two smaller flats that would attract lower rents, the development would still contribute to the creation of mixed, inclusive and sustainable communities.
- 4.2 The development would provide two studio units, each featuring a shower room rather than a bathroom. Each unit would be 37sqm, which would meet London Plan minimum floor space standards, and would have a floor to ceiling height of 2.6m. Although both units would be single aspect only, this is considered acceptable in this instance given the large windows to the front and six openable skylights to the rear, which would facilitate adequate light, outlook and ventilation into the units. On balance, given the constrained nature of the site, the proposed units are considered to provide an acceptable standard of accommodation.
- 4.3 The Council's Environmental Health Noise Officer has reviewed the proposals, and recommended a pre-commencement condition for the submission and approval of enhanced noise insulation of at least 10dB above Building Regulations be secured, in order to protect the residential amenities of future occupants from noise and vibration from the proposed rooftop plant and commercial units below.

5. Affordable housing

- 5.1 Policy H4 expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floorspace of 100sqm or more. This is based on the assessment where 100sqm of floorspace is considered to be capacity for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu (PIL).
- 5.2 As the proposed change of use results in two additional homes being provided with a 74sqm

increase in residential floorspace; an affordable housing contribution is not required in this instance.

6. Design and heritage

- 6.1 The Council's Conservation Officer has reviewed the revised proposals for the proposed replacement double glazed timber framed windows and doors to the front and rear fenestrations, and has no objection in principle to the proposals. The existing windows and doors to the upper storeys are all non-original, and whilst the proposed windows would have a slightly different glazing pattern to the existing, this is considered to be in keeping with the style and age of the building and overall would improve the appearance of the building. The demolition of the existing ground and first floor rear extension and replacement with a new first floor window and matching brickwork is considered acceptable. Further details of the proposed windows would be secured by condition.
- 6.2 To the front, the revised design of the proposed Juliet balcony balustrades to the upper floor French doors from glazed balustrades to simple painted metal with a height of 1.1m is considered appropriate and in keeping with the architecture of the building and the surrounding area.
- 6.3 Further information has been submitted to confirm that the proposed replacement roof tiles to the front and rear roof slopes would be dark blue grey Welsh slate, which is considered acceptable.
- 6.4 The proposal includes the installation of 5 air source heat pumps within an acoustic enclosure at roof level, and the installation of ducting for a new smoke pressurisation system to roof above stair core. The proposed plant and acoustic enclosure would be located to the centre of the flat roof, set in 2.9m from the front building line and 2.5m from the rear building line. Although the proposed acoustic enclosure would have a large footprint, further information has been submitted to confirm that the size of the enclosure is as small as practically possible in order to meet the Council's noise criteria whilst enabling safe maintenance access and minimum air flow space requirements. Given the positioning of the plant, the height of the building and surrounding buildings, and the narrow width of the street, the proposals at roof level would not be visible at street level or in longer views along Neal Street. This would mitigate the visual impact of the plant on the host building and wider conservation area. As details of the proposed materials and colour of the acoustic enclosure have not been provided, the Council's Conservation Officer has requested that these details be secured by condition, to ensure that the proposal has a high quality appearance which is in keeping with the building, and preserves the character and appearance of the surrounding area in longer and private views.
- 6.5 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

7. Neighbour amenity

- 7.1 Camden Local Plan policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy, outlook, noise and vibration.
- 7.2 The proposals include the installation of new plant at rooftop level within an acoustic enclosure, and the installation of new ducting for a smoke pressurisation system to the roof above the stair core. The applicant has submitted an acoustic assessment which has been reviewed by the Council's Environmental Health Officer. The proposals are considered acceptable in their impact with regards to noise and vibration, subject to compliance with a condition to install anti-vibration measures, a condition requiring the external noise level emitted from equipment to be lower than the typical background noise level by at least 10dBA, and by 15dBA where the source is tonal, at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity, and a condition to ensure that neighbouring residents are not exposed to noise levels indoors of more than 35dB LAeq 16 hrs daytime and of more than 30dB LAeq 8 hrs in bedrooms at night. It is considered that these conditions would ensure that the amenity of

neighbouring residents is protected in terms of noise and vibration.

7.3 The proposed uplighters would replace existing uplighters in the same locations above the shopfront. The first floor would be in Class E use and as such it is not considered that the replacement lights would harm neighbouring amenity in terms of light pollution.

8. Transport

8.1 Local Plan policy T2 states the Council will limit the availability of parking and require all new developments in the borough to be car-free. To comply with this policy, the proposed residential units would be secured as car free via s106 legal agreement.

8.2 In line with Policy T1 of the Local Plan, two cycle parking spaces should be provided for the proposed residential units. However, given their fourth floor location and the absence of a lift and lobby space at ground floor level, the Council's Transport Planner considers that the requirement for internal cycle parking can be waived in this instance. With regard to a contribution towards providing an on-street stand, it is considered that this would not be appropriate given the site's location, where such stands are more suitable for short term (shopper) use rather than long term use. In addition, kerb side space is very limited in this location given the narrow width of Neal Street.

8.3 The Council's Transport Planner has confirmed that given the scale of the works, it is not necessary to secure a Construction Management Plan or a highways contribution for the proposals. Any scaffolding required to replace the windows and install the rooftop plant would be subject to a separate highways licencing and bond process.

9. Sustainability and air quality

9.1 The proposal includes the installation of 5 new air source heat pumps at roof level, to replace 2 double air conditioning units to the rear basement lightwell which serve the retail unit. The proposed air source heat pumps would serve the retail and office units and would provide heating as well as cooling. Camden Local Plan policy CC2 states that active cooling will only be permitted where it is demonstrated that there is a clear need for it after all the preferred measures are incorporated in line with the colling hierarchy. A technical note has been submitted which has considered the proposals in line with the cooling hierarchy. This confirms that whilst natural ventilation would be encouraged, this alone would be insufficient to cool the retail unit and offices during peak summer conditions, and that the existing floor to ceiling heights are too low to incorporate mechanical ventilation. The proposed air source heat pumps would be current generation models and would be a significant improvement in terms of energy efficiency compared with the existing air conditioning units. The uplift of 3 units to provide cooling to each floor of the offices is not considered to be excessive in number and the proposals are considered to be acceptable and to comply with policy CC2.

9.2 The proposal includes the partial retrofitting of an existing building for residential accommodation within a highly sustainable location. The residential units would support a car-free lifestyle and such an obligation is sought, as detailed in the transport section. As a change of use is proposed at fourth floor level, the mandatory requirements of the Building Regulations would require an overhaul of thermal performance meaning that the new units would be significantly more energy and heat efficient than existing. A further condition is also suggested to require that the optional requirements for water saving devices be installed and retained.

9.3 An Air Quality Assessment (AQA) was submitted in support of the application. Although this report determined that the local area suffers from poor air quality which exceeds the WHO objectives for nitrogen dioxide, it considers that it is unlikely that the area would exceed the hourly Air Quality Standard on nitrogen dioxide. Furthermore, the air quality measurements were recorded at first floor level and the measurements to the proposed residential units at fourth floor level would therefore be expected to be lower. As such, the AQA concludes that a full assessment of the impacts of the proposed development on local air quality is not required as

risks to future occupiers remain low.

9.4 Overall, the development would be considered to represent a sustainable form of development and to accord with policies CC1, CC2, CC3 and CC4.

10. CIL

10.1 As the proposal would create two new residential units it would be liable for Camden and Mayoral CIL. With regards to Camden CIL, the charge would be £47,656 (74sqm new residential floorspace x £644).

10.2 Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £5,920 (74sqm x £80).

11. Recommendation: Grant conditional planning permission subject to a Section 106 Legal Agreement

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 4th May 2021, 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: 2020/5067/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 27 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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

Rolfe Judd Planning [P7706]
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DRAFT
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:
57-59 Neal Street
London
WC2H 9PP

DECISION
Proposal: Change of use of the 4th floor from office (Class E) to residential (Class C3); installation of new plant equipment and acoustic enclosure at roof level; various alterations to front and rear fenestrations including replacement windows, doors, balustrades and external lighting.

Drawing Nos: 883(PL)000; 883(PL)100; 883(PL)101; 883(PL)102 Rev. A; 883(PL)200 Rev. C; 883(PL)600; 883(PL)601; 883(PL)602 Rev. C; 883(PL)700 Rev. E; 883(PL)800 Rev. B; Air Quality Assessment (prepared by Hawkins Environmental Ltd, dated 29/07/2020); Cooling Hierarchy Covering Letter (prepared by QuinnRoss Consultants Ltd, dated 10/03/2021); Cover Letter (dated 02/11/2020, prepared by Rolfe Judd Planning Limited). Email regarding size of acoustic enclosure from QuinnRoss Consultants Ltd, dated 11/02/2021; Roof Plant Report Rev. R1 (prepared by QuinnRoss Consultants Ltd, dated 09/09/2020).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

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

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

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of 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 883(PL)000; 883(PL)100; 883(PL)101; 883(PL)102 Rev. A; 883(PL)200 Rev. C; 883(PL)600; 883(PL)601; 883(PL)602 Rev. C; 883(PL)700 Rev. E; 883(PL)800 Rev. B; Air Quality Assessment (prepared by Hawkins Environmental Ltd, dated 29/07/2020); Cooling Hierarchy Covering Letter (prepared by QuinnRoss Consultants Ltd, dated 10/03/2021); Cover Letter (dated 02/11/2020, prepared by Rolfe Judd Planning Limited). Email regarding size of acoustic enclosure from QuinnRoss Consultants Ltd, dated 11/02/2021; Roof Plant Report Rev. R1 (prepared by QuinnRoss Consultants Ltd, dated 09/09/2020).

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, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

- b) Details of external plant enclosure (including colour and materials).

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.

- 5 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ of at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 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 BS4142:2014 at 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.

- 7 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.

- 8 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35dB LAeq 16 hrs daytime and of more than 30dB LAeq 8 hrs in bedrooms at night.

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.

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

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 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.

- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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