

2021/1099/L

16 Park Village East, London, NW1 7PX



2021/1099/L 16 Park Village East



Photo 1: Windows with shutters that Regent's Park CAAC objection relates to.



Photo 2: Left-hand side reception room window



Photo 3: Right-hand side reception room window showing vents for radiator casing

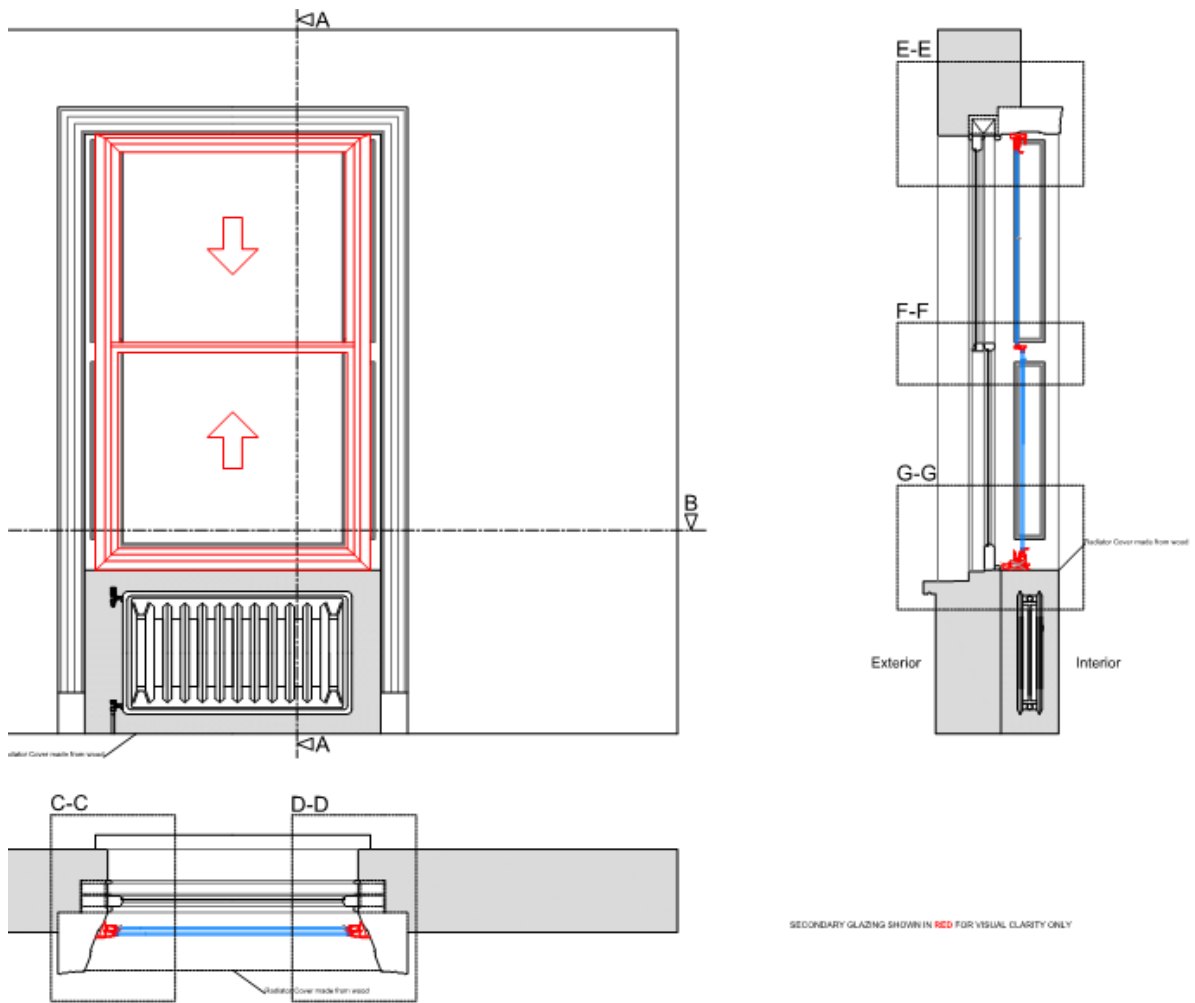


Photo 4: Proposed drawings showing secondary glazing fitted to reception room windows

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	
<b>(Members Briefing)</b>		N/A		<b>05/05/2021</b>	
				<b>Consultation Expiry Date:</b>	
				<b>04/05/2021</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Alan Wito			2021/1099/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
16 Park Village East London NW1 7PX			<i>See draft decision notice</i>		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of temporary internal secondary glazing to twenty-two windows, one door and five mechanical ventilation unit at the basement, ground floor, first floor and second floor levels of the building for noise mitigation works during construction of the HS2 railway. Works will also include the replacement of existing single glazing within one modern door at basement level to the rear.					
<b>Recommendation:</b>		Grant conditional listed building consent			
<b>Application Type:</b>		Listed building consent			

<b>Conditions or Reasons for Refusal:</b>	<b><i>Refer to Draft Decision Notice</i></b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>A site notice was displayed near to the site on 17/03/2021 (consultation end date 10/04/2021).</p> <p>The development was also advertised in the local press on the 18/03/2021 (consultation end date 11/04/2021).</p> <p>As the building is grade II* listed it was a requirement to consult Historic England. A letter of response was received authorising the council to determine the application as seen fit. The letter was endorsed by the Secretary of State on 19/04/2021.</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	None			
<b>Regent's Park CAAC:</b>	<p>A letter of objection was received from the Regent's Park CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• An objection to the installation of secondary glazing against the shutters in the reveals to the ground floor front room windows and the first floor bedroom right.</li> <li>• We request a condition to ensure the reflectivity of the inner glass is not a problem in views from the street, and suggest a paint colour on the outer face of the inner frame to minimise visibility.</li> </ul> <p><u><i>Officer's response:</i></u></p> <p><i>With regard to the first bullet point this is addressed in paragraph 3.5 of the report. The submitted existing drawings for the first floor bedroom window was incorrect and therefore revised (see paragraphs 2.1 and 2.2). The CAAC have confirmed that their objection no longer applies to this window.</i></p> <p><i>The glass used for the secondary glazing has been installed in other properties already and has not been found to be excessively reflective. The submitted Heritage Statement states that the frames of the secondary glazing are coloured to match the original window which minimises its visibility from the outside.</i></p>			

## Site Description

The application site is a two storey detached house with a basement and attic storey situated on the west side of Park Village East. The west side of the street is residential and consists of semi-detached houses and detached villas of similar size and design. On the east side of the street is the railway cutting which leads to Euston Station. The application building is located within Regent's Park Conservation Area and is Grade II\* listed.

## Relevant History

The following Grade II\* listed properties on Park Village East have already had temporary listed building consent granted for secondary glazing and/or mechanical ventilation to mitigate against HS2 construction noise.

**2 Park Village East (2018/3312/L)** Internal secondary glazing to fourteen windows. Granted on 22/10/18.

**2 Park Village East (2019/2289/L)** Internal secondary glazing to two windows. Granted on 26/7/19.

**4 Park Village East (2018/4478/L)** Internal glazing to nine windows. Granted on 7/12/18.

**8 Park Village East (2021/1072/L)** Internal secondary glazing to seven windows and three mechanical ventilation units. Granted on 15/4/21.

**8 Park Village East (2021/3062/L)** Internal secondary glazing to one window and one mechanical ventilation unit. Granted on 9/8/21.

**10 Park Village East (2018/4478/L)** Internal glazing to nine windows. Granted on 7/12/18.

**10 Park Village East (2021/1156/L)** Internal secondary glazing to one window and two mechanical ventilation units. Granted on 6/5/21.

**12 Park Village East (2018/3147/L)** Internal secondary glazing to three windows. Granted on 22/10/18.

**14 Park Village East (2018/3259/L)** Internal secondary glazing to three windows. Granted on 22/10/18.

**26 Park Village East (2021/2802/L)** Internal secondary glazing to eight windows and six mechanical ventilation unit. Granted on 30/7/21.

**28 Park Village East (2019/2204/P and 2019/2223/L)** External secondary glazing to four windows and internal secondary glazing to eight windows. Granted on 30/7/19.

**28 Park Village East (2021/2850/L)** Internal secondary glazing to six windows. Granted on 6/8/21.

**32 Park Village East (2018/4635/L)** Internal secondary glazing to seven windows. Granted on 6/12/18.

**34 Park Village East (2017/6942/L)** Internal secondary glazing to seven windows. Granted on 20/3/18.

**36 Park Village East (2021/3076/L)** Internal secondary glazing to six windows and one mechanical ventilation unit. Granted on 9/8/21.

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- D2 Heritage

### Camden Planning Guidance:

- CPG Design (2021)

### Conservation Statements:

- Regent's Park Conservation Area Appraisal and Management Strategy (2011)



## Assessment

### 1. The proposal

- 1.1. Listed building consent is sought for the installation of temporary internal secondary glazing to twenty windows and one door as well as five mechanical ventilation units at basement, ground, first and second floor levels for noise mitigation during construction of the HS2 railway.
- 1.2. The proposed secondary glazing is intended to reduce the impact of noise on the occupants of the buildings whilst the mechanical ventilation will provide background ventilation when it would be too noisy to open windows.

### 2. Revisions

- 2.1. During the course of the assessment revisions to the scheme were received as the existing drawings incorrectly showed timber panelling and historic shutters to the first floor bedroom right's window reveal. These do not exist and the drawings were revised to show the actual arrangement which are screwed on modern wooden shutters.
- 2.2. The revisions made to the scheme did not materially affect the scheme and as such were accepted as amendments under the ongoing application.

### 3. Assessment

- 3.1. The only consideration for this application is the impact of the proposed works on the special interest of the listed building.
- 3.2. The proposed design of both the secondary glazing and mechanical ventilation is intended to meet the functional requirements of reducing noise within the residential property and meeting the environmental requirements specific to the circumstances of this application, whilst minimising the impact on the significance of the heritage asset and minimising inconvenience to the residents.
- 3.3. The secondary glazing frames will be manufactured from aluminium with a polyester powder coating or similar and will be installed into a new timber subframe which is fixed to the existing wall surface or window reveal. The units will be glazed with 8.8mm laminated glass for acoustic attenuation.
- 3.4. As the secondary glazing needs to be set back internally from the original window position (by between 100 and 150mm) to achieve the desired acoustic performance and minimise noise levels from the HS2 works, from the exterior the secondary glazing including its framing is likely to be visible when viewed obliquely. Notwithstanding, the visual impact on the exterior of the listed building will be low, and will only last for the duration of the construction works due to the temporary and reversible nature of the installation. It is accepted that, internally, there is a small amount of intervention to the historic fabric through the installation. However, the works are reversible so it is reduced to the minimum necessary and is outweighed by public benefit of keeping the building in use.
- 3.5. In light of Regent's Park CAACs objection to the proposal for the ground floor front room windows other options were investigated which avoided mounting the secondary glazing on the window shutters. Mounting the secondary glazing closer to the outer window would result in a sub optimal acoustic performance as the gap would be well below the 100mm minimum which is needed. The alternative would be to mount the secondary glazing further away from the external window but this would then cover over the vents for the radiator and mean that the room would not be efficiently heated and construction noise could bypass the secondary glazing through this vent.
- 3.6. The proposals include input ventilation by means of the installation just above floor level of a mechanical input fan unit specified as the Sonair F+ device (manufactured by Titan or similar) at

ground floor level. The units will be electrically-powered with push button controls to control the volume of air within the room interior, with ventilation rates adjustable from 28-225 cubic metres/hour.

- 3.7. A 106mm hole is to be drilled through the external wall. Cut lines will be confined to bedding joints where possible to minimise impact to the fabric of the wall and to facilitate re-insertion of bricks after the unit is removed. As few bricks as possible will be carefully removed from the wall to allow insertion of a cast iron grille measuring 228 x 153mm fitted flush with the external wall, which will conceal the duct from the fan unit. In order to minimise visual impact, the external grille will be located discreetly below window.
- 3.8. A condition of this consent requires that, on completion of the HS2 construction works, the secondary glazing and mechanical ventilation will be removed from the property, and the affected historic fabric reinstated to its pre-installation condition and made good using sensitive repair techniques. Fixings will be carefully removed to prevent damage to joinery and plasterwork. Fixing holes in the existing timber joinery will be filled with a good quality wood filler and finished flush with the surrounding joinery surface. The internal face of the existing window joinery will then be redecorated to match the existing colour.
- 3.9. All the components of the ventilation unit, both internal and external, will be removed, the opening will be repaired using reclaimed London stock brick and stucco to match the existing. Internal plaster finishes will be reinstated and made good, using materials and techniques to match the existing.
- 3.10. The proposed secondary glazing and mechanical ventilation unit will cause less than substantial harm (para 202 of the NPPF) to the special interest of the listed building. This level of harm has been reduced to the minimum possible and the works will be removed when no longer required. Great weight is given the special interest of the listed building but this is balanced with the public benefit of keeping the building occupied and in residential use (its optimal viable use) during lengthy HS2 construction works. In this case the public benefits of the scheme outweigh the limited amount of reversible harm which is proposed and therefore it is recommended that the application is approved.
- 3.11. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 3.12. As such, the proposal is in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

#### **4. Recommendation**

- 4.1. Grant conditional listed building consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18<sup>th</sup> October 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/1099/L  
Contact: Alan Wito  
Tel: 020 7974 6392  
Email: Alan.Wito@camden.gov.uk  
Date: 11 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

**COSTAIN SKANSKA HS2 SOUTH EW JOINT  
VENTURE**

Costain Limited of Costain House  
Vanwall Business Park  
Maidenhead  
Berkshire  
SL6 4UB

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**16 Park Village East**  
**London**  
**NW1 7PX**

# DECISION

Proposal: Installation of temporary internal secondary glazing to twenty-two windows, one door and five mechanical ventilation unit at the basement, ground floor, first floor and second floor levels of the building for noise mitigation works during construction of the HS2 railway. Works will also include the replacement of existing single glazing within one modern door at basement level to the rear.

Drawing Nos: 1EW02-CSJ-GI-MAP-SS01-000025; WPI P066 NI - 16 PVE-EX-EL-01 Rev 1.0; WPI P066 NI-16 PVE-EX-EL-02 Rev 1.0; WPI P066 NI-16 PVE-EX-EL-03 Rev 1.0; WPI P066 NI-16 PVE-EX-EL-04 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-01 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-01.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-01.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-02 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-02.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-02.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-03 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-03.1 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-04 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-04.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-04.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-05 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-05.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-05.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-06 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-06.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-06.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-07 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-07.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-07.2 Rev 1.0; WPI P066

NI - 16 PVE-EX-GF-J-08 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-08.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-08.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-09 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-09.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-09.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-10 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-10.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-10.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-FF-J-11 Rev 1.0; WPI P066 NI - 16 PVE-PR-FF-J-11.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-FF-J-11.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-FF-J-12 Rev 1.0; WPI P066 NI - 16 PVE-PR-FF-J-12.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-FF-J-12.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-FF-J-13 Rev 2.0; WPI P066 NI - 16 PVE-PR-FF-J-13.1 Rev 2.0; WPI P066 NI - 16 PVE-PR-FF-J-13.2 Rev 2.0; WPI P066 NI - 16 PVE-EX-SF-J-14 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-14.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-14.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-SF-J-15 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-15.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-15.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-SF-J-16 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-16.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-16.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-SF-J-17 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-17.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-17.2 Rev 1.0; Specification Sheet - Ciab9x6-2018/2; SONAIR MOUNTING DETAIL; Sonair Acoustic (sound attenuating) filtered air supply units; Design Statement, Heritage Statement and Statement of Justification 16 Park Village East, Regents Park, London Revision: P01;

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

1EW02-CSJ-GI-MAP-SS01-000025; WPI P066 NI - 16 PVE-EX-EL-01 Rev 1.0; WPI P066 NI-16 PVE-EX-EL-02 Rev 1.0; WPI P066 NI-16 PVE-EX-EL-03 Rev 1.0; WPI P066 NI-16 PVE-EX-EL-04 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-01 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-01.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-01.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-02 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-02.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-02.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-03 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-03.1 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-04 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-04.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-04.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-BS-J-05 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-05.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-BS-J-05.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-06 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-06.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-06.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-07 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-07.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-07.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-08 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-08.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-08.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-09 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-09.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-09.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-GF-J-10 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-10.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-GF-J-10.2

Rev 1.0; WPI P066 NI - 16 PVE-EX-FF-J-11 Rev 1.0; WPI P066 NI - 16 PVE-PR-FF-J-11.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-FF-J-11.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-FF-J-12 Rev 1.0; WPI P066 NI - 16 PVE-PR-FF-J-12.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-FF-J-12.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-FF-J-13 Rev 2.0; WPI P066 NI - 16 PVE-PR-FF-J-13.1 Rev 2.0; WPI P066 NI - 16 PVE-PR-FF-J-13.2 Rev 2.0; WPI P066 NI - 16 PVE-EX-SF-J-14 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-14.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-14.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-SF-J-15 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-15.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-15.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-SF-J-16 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-16.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-16.2 Rev 1.0; WPI P066 NI - 16 PVE-EX-SF-J-17 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-17.1 Rev 1.0; WPI P066 NI - 16 PVE-PR-SF-J-17.2 Rev 1.0; Specification Sheet - Ciab9x6-2018/2; SONAIR MOUNTING DETAIL; Sonair Acoustic (sound attenuating) filtered air supply units; Design Statement, Heritage Statement and Statement of Justification 16 Park Village East, Regents Park, London Revision: P01;

**DRAFT**

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 The external metal grille serving the mechanical ventilation unit at shall have its outer face fitted flush with the external wall finish.

**DECISION**

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.

- 5 The works hereby approved are for a temporary period only and shall be removed from the property, and the affected historic fabric reinstated to its pre-installation condition and made good using sensitive repair techniques using materials and techniques to match the existing building, within 6 months of the HS2 noisy works period ending, for which they are required.

Reason: The type of works are not such as the local planning authority is prepared to approve, other than in exceptional circumstances and for the limited period required, in view of their appearance and their impact on the special interest of the listed building. The permanent retention of the works would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 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).
- 4 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.
- 5 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](http://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.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**