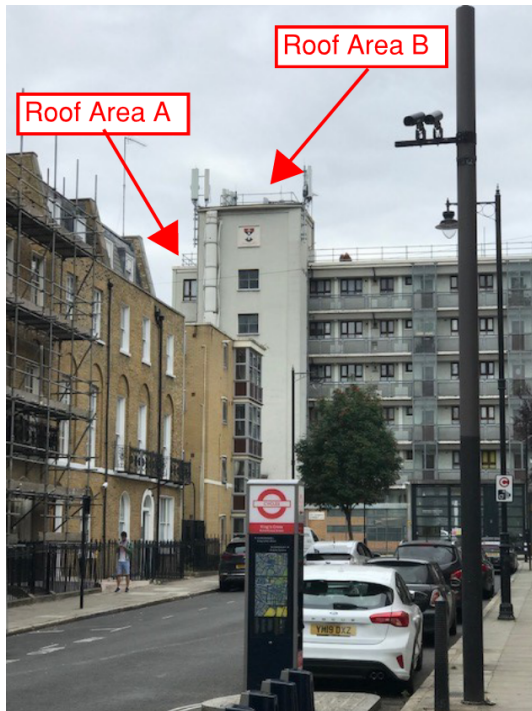


2021/2703/P - 1-24 Riverside Birkenhead St



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2021/2703/P - 1-24 Riverside Birkenhead St



Existing equipment (view from north, Euston Road)



Existing equipment (view from east, Gray's Inn Road)



Existing equipment (view from west, Argyle Square)



Existing equipment (view from north, King's Cross Station, Euston Road)

Delegated Report		Analysis sheet	Expiry Date:	28/07/2021
(Members Briefing)		N/A	Consultation Expiry Date:	08/08/2021
Officer			Application Number(s)	
Tony Young			2021/2703/P	
Application Address			Drawing Numbers	
1-24 Riverside Birkenhead Street London WN1H 8BH			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Upgrade of existing electronic communications equipment at roof level to facilitate 5G coverage, involving the installation of 10 x antennas mounted on support poles and 5 x equipment cabinets (following removal of 6 x existing antennas and 5 x equipment cabinets), installation of 1 x meter cabinet at ground level, and associated ancillary works.				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers & local groups	No. notified	0	No. of responses	01	No. of objections	01
			No. Electronic	01		
	Site notices (x4) were displayed from 14/07/2021 to 07/08/2021 Press notice was published from 15/07/2021 to 08/08/2021					
Summary of consultation responses from local residents, CAAC/Local groups, etc	<p><u>Bloomsbury Conservation Area Advisory Committee</u> responded and objected to the proposals as follows:</p> <ol style="list-style-type: none"> <i>'Rooftop plant, especially when visible, is to be resisted as impacting negatively upon views and the character of the host building and surrounding buildings;</i> <i>The scale of these antennae at 5 metres tall and perched at the edge of the building's rooftop is completely unacceptable;</i> <i>The precedent that would be set for visually obtrusive rooftop plant if approved should also be taken into account;</i> <i>There is very little public benefit associated with this application that would outweigh this harm.'</i> <p>Additional response following receipt of revised proposal and associated amended drawings:</p> <p><u>Bloomsbury Conservation Area Advisory Committee</u> responded and objected to the <u>revised</u> proposals as follows:</p> <ol style="list-style-type: none"> <i>'I can confirm we still hold to our original objection. The installation of such antennae within the setting of a conservation area is completely unacceptable.'</i> <p><u>Officer response:</u> see Sections 3-6 below in main body of report</p>					

Site Description

The application site is a large 6-storey residential block located at the junction of Birkenhead Street and St Chad's Street and is part of the wider Birkenhead Street Estate. The surrounding area generally consists of a mix of residential and commercial uses, although the immediate land uses are predominately residential. King's Cross and St. Pancras Mainline and Underground stations are situated in close proximity to the north, as well as, Euston Road which is a major transport route forming part of the London Inner Ring Road (A501).

The host building consists of a main flat roof area with a plant room in the north-east section. The roof area currently accommodates several aerials and satellite dishes, chimney stacks and electronic communications equipment, which includes antennas, cabinets and dishes sited and shared by a number of licensed electronic communications operators.

The host building is not identified as making either a positive or negative contribution to the character and appearance of the King's Cross St Pancras Conservation Area in which is situated. The site also sits adjacent to the boundary with the Bloomsbury Conservation Area. While the building itself isn't listed, it is positioned within close proximity to several Grade II listed buildings, located in Birkenhead Street, St. Chad's Street, Crestfield Street and Argyle Square.

Relevant History

2017/4592/P - Installation of 6 x antennas, 4 x 600mm diameter dishes, 3 x equipment cabinets and 2 x meter cabinets with associated alterations to roof of residential flats (class C3). Planning permission granted 10/10/2017

2011/2088/P - Installation of 2 communal satellite dishes, a new antenna with associated equipment cabinet and new external cable runs to each block of residential flats on the Birkenhead Street Estate (Class C3). Planning permission granted 28/06/2011

Relevant policies

National Planning Policy Framework 2021

- Chapters 6 (Building a strong, competitive economy), 10 (Supporting high quality communications), 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment)

London Plan 2021

Camden Local Plan 2017

- A1 - Managing the impact of development
- D1 - Design
- D2 - Heritage
- E1 - Economic development

Camden Planning Guidance

- CPG Design (January 2021) - chapters 1 (Introduction), 2 (Design excellence), 3 (Heritage), 7 (Designing safer environments) and Chapter 9 (Building services equipment)
- CPG Amenity (January 2021) – chapters 1 (Introduction), 2 (Overlooking, privacy and outlook), 3 (Daylight and sunlight) and 6 (Noise and vibration)
- CPG Digital infrastructure (March 2018) – Telecommunications equipment (paragraphs 11- 15)

King's Cross St. Pancras Conservation Area statement (adopted December 2003)

Bloomsbury Conservation Area Statement appraisal and management strategy (adopted April 2011)

Code of Best Practice on Mobile Network Development (November 2016)

Assessment

1. Proposal

- 1.1 Planning permission is sought to upgrade existing electronic communications equipment at roof level. The proposal involves the replacement of 6 x antennas with 10 x new antennas, 5 x equipment cabinets with 5 x new equipment cabinets, installation of 1 x meter cabinet at ground level, and associated ancillary works.
- 1.2 The application site is an established electronic communications base station located on the roof of the building.
- 1.3 The proposed development has been made on behalf of Mobile Broadband Network Limited (MBNL), and would provide improved connectivity and network enhancement, including 5G coverage, to the surrounding area on behalf of established electronic communications operators, EE Limited and H3G UK Limited.

2. Amendments

- 2.1 The original proposals involved a 'stacked' arrangement for the proposed equipment. Following concerns raised by the Bloomsbury Conservation Area Advisory Committee (see Consultation

section above) and advice from the Council, the applicant amended the proposals to a 'side-by-side' arrangement resulting in an overall reduction in height of more than 2 metres for the proposed equipment.

3. Assessment

3.1 The principle considerations in the determination of this application are:

- the design and impact of the proposals on the character and appearance of the host building, King's Cross St. Pancras and Bloomsbury Conservation Areas, and within the settings of nearby listed buildings; and
- the impact of the proposal on neighbouring amenity.

4. Design

4.1 Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. It advises that "*Good design takes account of its surroundings and preserves what is distinctive and valued about the local area.*"

4.2 Local Plan Policy D2 (Heritage) also states that the Council will only permit development within conservation areas that preserve and enhance the character and appearance of the area. The King's Cross St Pancras and Bloomsbury Conservation Area statements support this when stating that their designations as conservation areas, '*provide the basis for policies designed to preserve or enhance the special interest of such an area.*'

4.3 Policies D1 and D2 are supported by Camden Planning Guidance (CPG) Design and Digital Infrastructure. In particular, CPG Design in Chapter 9 (Building services equipment) recognises that design considerations within the setting of any listed buildings and conservation areas should include the visual impact of building services equipment on the host building within this context.

4.4 The National Planning Policy Framework (NPPF) in Paragraph 115 of Chapter 10 (Supporting high quality communications) requires Local Planning Authorities to keep the number of radio and electronic communications masts, and the sites for such installations to a minimum, consistent with the needs of consumers, the efficient operation of the network and to provide reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged.

4.5 The applicant's Design and Access Statement confirms that the proposal seeks to upgrade an existing roof top site rather than seek a new standalone facility in accordance with NPPF requirements. It also argues that the design of the proposed equipment is the least visually intrusive option possible in terms of scale, bulk and height given that larger antennae sizes are required for 5G coverage and to ensure correct signal conveyance. The Statement confirms that the least amount of equipment necessary to sufficiently achieve the desired coverage levels is proposed. As such, the proposal is stated as being sympathetic in design terms and would not detract from the architectural merit of the surrounding conservation area, nor cause harm to the local area and surrounding heritage assets.

4.6 Although the host building isn't listed, it is located within the King's Cross St Pancras Conservation Area and adjacent to the boundary with the Bloomsbury Conservation Area. The building itself is 6-storeys in height with a main flat roof area and a plant room located on the north-east section. The roof area currently accommodates several aerials and satellite dishes, chimney stacks and electronic communications equipment, which includes antennas, cabinets and dishes sited and shared by a number of licensed electronic communications operators.

4.7 The building is modern in design terms and is not considered to have an attractive appearance. The existing electronic communications equipment in situ at rooftop level is considered to cause

less than substantial harm to the character and appearance of the building and wider King's Cross St Pancras and Bloomsbury Conservation Areas.

4.8 The main roof height is 18.7m above ground level with an existing plant room that rises to 21.95m above ground level. The relevant roof areas most affected by the proposals are identified in red (Areas A and B) on Images 1-4 below.



Images 1 and 2 – aerial views showing relevant roof areas of building

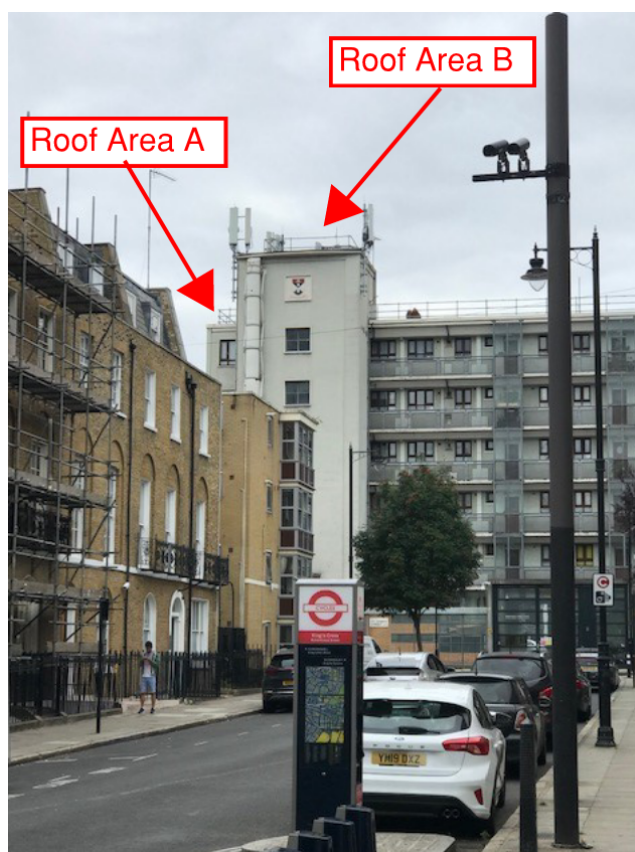


Image 3 – existing equipment (view from north, Euston Road)



Image 4 – existing equipment (view from east, Gray's Inn Road)

4.9 Area A indicates the flat roof area located in the south-east part (towards the rear) of the main roof (18.7m above ground level) where 2 x new antennas would be positioned. The tops of the antennas would be 24.75m in height above ground level when mounted on support poles. While the antennas would be visible in local views at the rear of the building from within the Birkenhead Street Estate, they would not be widely visible from within the public realm given their rear

position, distance from nearest streets and screening afforded by the plant room, surrounding buildings and mature trees. Cabinets, cable trays and other proposed equipment would also be located in Area A; however, they would not be visible given their size and location. As such, the equipment proposed to be sited in Area A would not adversely affect the character and appearance of the building or conservation areas.

4.10 Area B indicates the plant room area and flat roof located towards the north-east corner of the roof and which is the highest part of the host building (21.95m above ground level). As such, it is the most noticeable area affected by the proposal given that the existing 6 x antennas already in situ here would be replaced by 8 x new, taller antennas on a street facing elevation. The tops of each existing antenna are 24.4m in height above ground level. The tops of each replacement antenna would rise no higher than 26.5m above ground level when mounted on support poles located in various positions on the plant room roof (see Image 5 below).

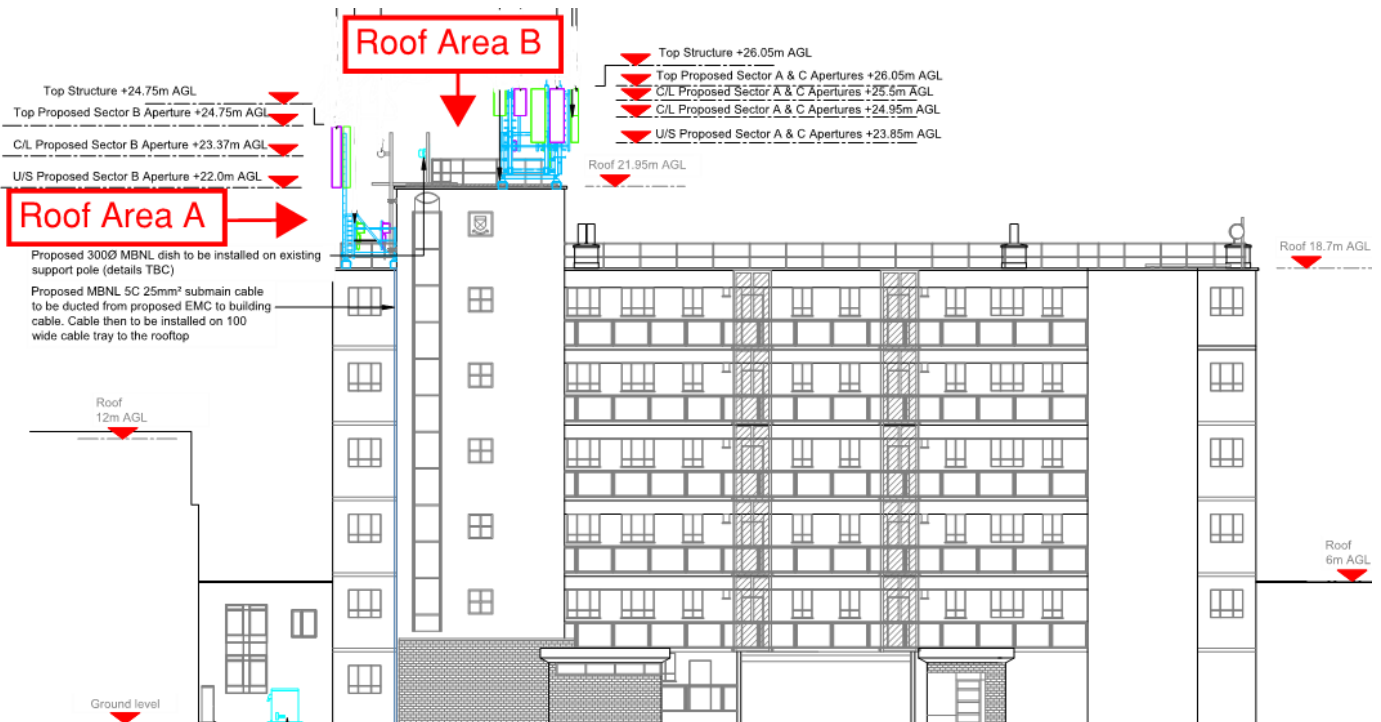


Image 5 – proposed NW Elevation A (extract from drawing number 265 issue 1)

4.11 The proposal would result in an increased height of approximately 2.1m when comparing the heights of the proposed antennas with existing antennas to be replaced. The applicant has confirmed that the proposed orientation and elevated position of the replacement antennas are the optimum configuration necessary in order to provide adequate 5G signals and coverage given the technical constraints of the site and the importance of the base station. This configuration is a result of amendments to the original proposals following concerns raised by the Bloomsbury Conservation Area Advisory Committee (see Consultation section above) and advice from the Council. In response, the applicant amended the proposals to a ‘side-by-side’ arrangement which has resulted in an overall reduction in height of 2.25m for the proposed antennas in Area A (given the original proposed height of 28.25m above ground level).

4.12 However, notwithstanding these revisions, the increased height and elevated position, along with the large size and number of replacement antennas, would add noticeable clutter to this part of the rooftop. Accordingly, the revised proposals would not fully overcome the concerns expressed by the Bloomsbury Conservation Area Advisory Committee. As such, the proposed antennas, by virtue of their size, scale and prominent position, would result in a limited degree of visual harm to the character and external appearance of the building and wider King’s Cross St Pancras and Bloomsbury Conservation Areas, especially in views looking west along St. Chad’s Street and south along Birkenhead Street. It should be noted that though the development would

result in some increase in the level of harm to the conservation areas, this is not considered to be a significant increase and would be towards the lower end of 'less than substantial'.

4.13 While it is acknowledged that the host building itself is not listed, it is noted that there are several Grade II listed buildings located in close proximity around the site, most notably in St. Chad's Street, Birkenhead Street, Argyle Square and Crestfield Street. However, due to the narrow road widths, relative building heights, presence of existing equipment at roof level and other visible modern additions and infills in the streetscene not all of which are sympathetic, and the distance from street level to the proposed equipment, the proposed works are not considered to introduce any significant harm to the settings of the listed buildings.

5. Planning balance

5.1 Considerable importance and weight has been attached to the desirability of preserving or enhancing the character or appearance of King's Cross St Pancras and Bloomsbury Conservation Areas, and the settings of any listed buildings, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5.2 Given the assessment as outlined above in Section 4 of this report, it is considered that the proposed electronic communications equipment would result in a degree of harm to the character, appearance and historic interest of the King's Cross St Pancras and Bloomsbury Conservation Areas. Taking into account the presence of existing rooftop equipment in situ and the fact that the most visible equipment (the proposed antennas in Area A) would mainly replace existing equipment, the overall harm is considered to be limited and towards the lower end of 'less than substantial'.

5.3 Local Plan Policies D1 and D2, consistent with Chapter 16 (Conserving and enhancing the historic environment) of the NPPF, seek to preserve and enhance designated heritage assets. The NPPF states in Paragraphs 202 that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

5G system and public benefit

5.4 The supporting information recognises the high level of mobile phone use and ownership within the UK population and the overall acceptance of the benefits of mobile communications. The higher frequencies that the proposed 5G system uses would serve to provide additional public benefits through greater bandwidth and capacity, along with improved connectivity, network enhancement and speed. It is generally argued that local communities could directly benefit from the proposed new and improved connectivity through enhanced social interaction and inclusion, improved local economy and services, and higher productivity, amongst other benefits.

5.5 It is noted, however, that new 5G systems have a more complex radio requirement. Where previously 2G, 3G or 4G systems could be accommodated without the need for extra supporting structures or raising the antenna heights, 5G signals involve locating antennas closer to the building edge and with raised antenna heights to avoid the 'clipping' effect of building edges given that 5G signals are more prone to the shadowing effect of adjacent buildings or existing structures.

5.6 The applicant's supporting information document emphasises that the proposals would utilise an existing roof top site (rather than seek a new standalone facility) and argues that the design of the proposed equipment is the least visually intrusive option available and the optimum location in terms of siting and design given the technical constraints of 5G systems as stated above and those of the site itself.

5.7 Furthermore, the applicant highlights the importance of this particular cell in providing coverage to the nearby King's Cross and St. Pancras Mainline and Underground stations, as well as, the busy Euston Road which is a major transport route forming part of the London Inner Ring Road

(A501). As such, the application site is recognised as a key cell within the wider mobile network due to the high density of users and very high demand for network coverage.

Planning balance

- 5.8 It is clear from both CPG Digital Infrastructure guidance and Paragraph 115 of the NPPF that the number of radio and electronic communications masts and sites should be kept to a minimum, and that use of existing masts, buildings and other structures for new electronic communications capability are encouraged. In this case, an established electronic communications site would be upgraded, antennas and other equipment replaced, and the base station would continue to be shared by licensed electronic communications operators, EE Limited and H3G UK Limited.
- 5.9 The Council is also aware of a number of recent appeals where significant weight has been given to the public benefits associated with 5G coverage and that this has outweighed the harm to heritage assets in some cases. The benefits of upgrading an existing site rather than finding and establishing a new site and base station (that might be more harmful) are also recognised and would be in line with Paragraph 115 of the NPPF.
- 5.10 Weighing the less than substantial harm caused as a result of the proposed development at an existing site against the demonstrable public benefit from the upgraded 5G equipment and coverage, it is considered on balance that the benefit to the public arising from enhancing the local electronic communication coverage and increased capacity significantly outweighs the limited harm arising to the character and appearance of the host property, King's Cross St Pancras and Bloomsbury Conservation Areas, and settings of the nearby listed buildings.
- 5.11 Overall, therefore, and on balance, the proposed development accords with Chapter 16 of the NPPF which seeks to preserve and enhance heritage assets, as well as, with Policies D1 and D2 of the Local Plan and Camden Planning Guidance, and is acceptable in design terms.

6. Amenity

- 6.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents. This is supported by Camden Planning Guidance (Amenity) that requires the potential impact on the amenity of neighbouring properties to be fully considered and seeks for developments to be "*designed to protect the privacy of both new and existing dwellings to a reasonable degree.*"
- 6.2 Chapter 10 (Supporting high quality communications) of the NPPF in Paragraph 117 requires that all applications for electronic communications development should be supported by the necessary evidence to justify the proposed development. This should include:
- a. *the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and*
 - b. *for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or*
 - c. *for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.*

- 6.3 The applicant has provided supporting information confirming that the site is not located within 3km of an aerodrome or airfield, and as such, the Civil Aviation Authority and Secretary of State have not been notified.
- 6.4 Pre-application consultation correspondence was submitted to the Council by the applicant and letters sent to local Ward Councillors, local MP and Argyle Primary School on 17/05/2021 in regard to the proposed development; however, the applicant declined to engage in the Council's pre-planning advice process as they considered the fee to be prohibitive for proposed minor development works. No responses were received as part of the pre-consultation exercise.
- 6.5 In regard to possible noise impacts, no perceptible sound would typically be emitted from the proposed equipment. The cabinets are the only pieces of equipment with the potential to cause some degree of vibration; however, this would typically be low and could be dampened by the secure fixing of the cabinets so as to minimise any undue impact. There would be no impact on levels of privacy, outlook, daylight or sunlight to neighbouring premises from the proposed development.

Public health

- 6.6 The supporting information for the application includes an ICNIRP Declaration which certifies that the proposed equipment is designed to be fully compliant with the precautionary guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). This is an independent body of scientific experts established by the International Radiation Protection Association. As such, the equipment is not anticipated to have any direct impact on public health.
- 6.7 Paragraph 118 of the NPPF states that local planning authorities must determine applications on planning grounds only and does not give scope for the local planning authority to determine health safeguards beyond compliance with ICNIRP guidelines.
- 6.8 Notwithstanding this, the Council notes various advice available on health issues which conclude that mobile phone base stations do not pose any health risks to people, including children. This advice includes amongst others, an independent report in 2012 by the Advisory Group on Non-Ionising Radiation (AGNIR) which concluded that there is no convincing evidence that exposure to radio frequency within the agreed guideline levels in UK causes health effects in adults and children.
- 6.9 Overall, therefore, it is concluded that there would be no adverse impact on residential amenity or public safety issues for any neighbouring residential occupiers. As such, the proposal accords with the relevant provisions of the NPPF as required, Camden Local Plan Policy A1 and Camden Planning Guidance in this regard.

7. Conclusion

- 7.1 The proposal would accord with Policies A1, D1, D2 and E1 of the Camden Local Plan 2017, the relevant Chapters and provisions of the NPPF, and the relevant guidance outlined above. On balance, the significant benefit to the public arising from the proposed development at an existing site would outweigh the limited harm arising to the character and appearance of the host property, conservation areas and settings of the nearby listed buildings. The proposal is not considered to have any adverse impact on residential amenity or public safety issues for any neighbouring residential occupiers.

8. Recommendation

- 8.1 It is therefore recommended, on balance, that planning permission be granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th December 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: 2021/2703/P
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 29 November 2021

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

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Avison Young
3rd & 4th Floor Norfolk House
7 Norfolk Street
Manchester
M2 1DW

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1-24 Riverside
Birkenhead Street
London
WN1H 8BH**

DECISION

Proposal:

Upgrade of existing electronic communications equipment at roof level to facilitate 5G coverage, involving the installation of 10 x antennas mounted on support poles and 5 x equipment cabinets (following removal of 6 x existing antennas and 5 x equipment cabinets), installation of 1 x meter cabinet at ground level, and associated ancillary works.

Drawing Nos: 002 issue H, 100 issue H, 150 issue H2, 151 issue H2, 152 issue H2, 153 issue H2, 215 issue I, 265 issue I, 266 issue I, 267 issue I, 268 issue I; Cover Letter and Design & Access Statement from Avison Young (ref. 66366/CMN185/ATAP/MP) dated 30/11/2021; ICNIRP Conformity Certificate (Cell ref. 66366) dated 31/03/2021; IET Guide to 5G and Health Information Sheet; MBNL 5G Explanatory Note (ref. MBNL.Supp.Info.New Tech.06.12.18); Digital Infrastructure information (Connected Growth: Toolkit for Places - pages 37-39).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 002 issue H, 100 issue H, 150 issue H2, 151 issue H2, 152 issue H2, 153 issue H2, 215 issue I, 265 issue I, 266 issue I, 267 issue I, 268 issue I; Cover Letter and Design & Access Statement from Avison Young (ref. 66366/CMN185/ATAP/MP) dated 30/11/2021; ICNIRP Conformity Certificate (Cell ref. 66366) dated 31/03/2021; IET Guide to 5G and Health Information Sheet; MBNL 5G Explanatory Note (ref. MBNL.Supp.Info.New Tech.06.12.18); Digital Infrastructure information (Connected Growth: Toolkit for Places - pages 37-39).

Reason:

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

- 3 The colour of the proposed antennas and dishes shall match as closely as possible the background, or the part of the building to which it is attached. All supporting mounts, poles or structures shall be designed to be as unobtrusive as possible, and should be painted the same colour as the antenna.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The apparatus hereby approved shall be removed from the building as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of Policies 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 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 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.

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>

DRAFT

Yours faithfully

Chief Planning Officer

DECISION