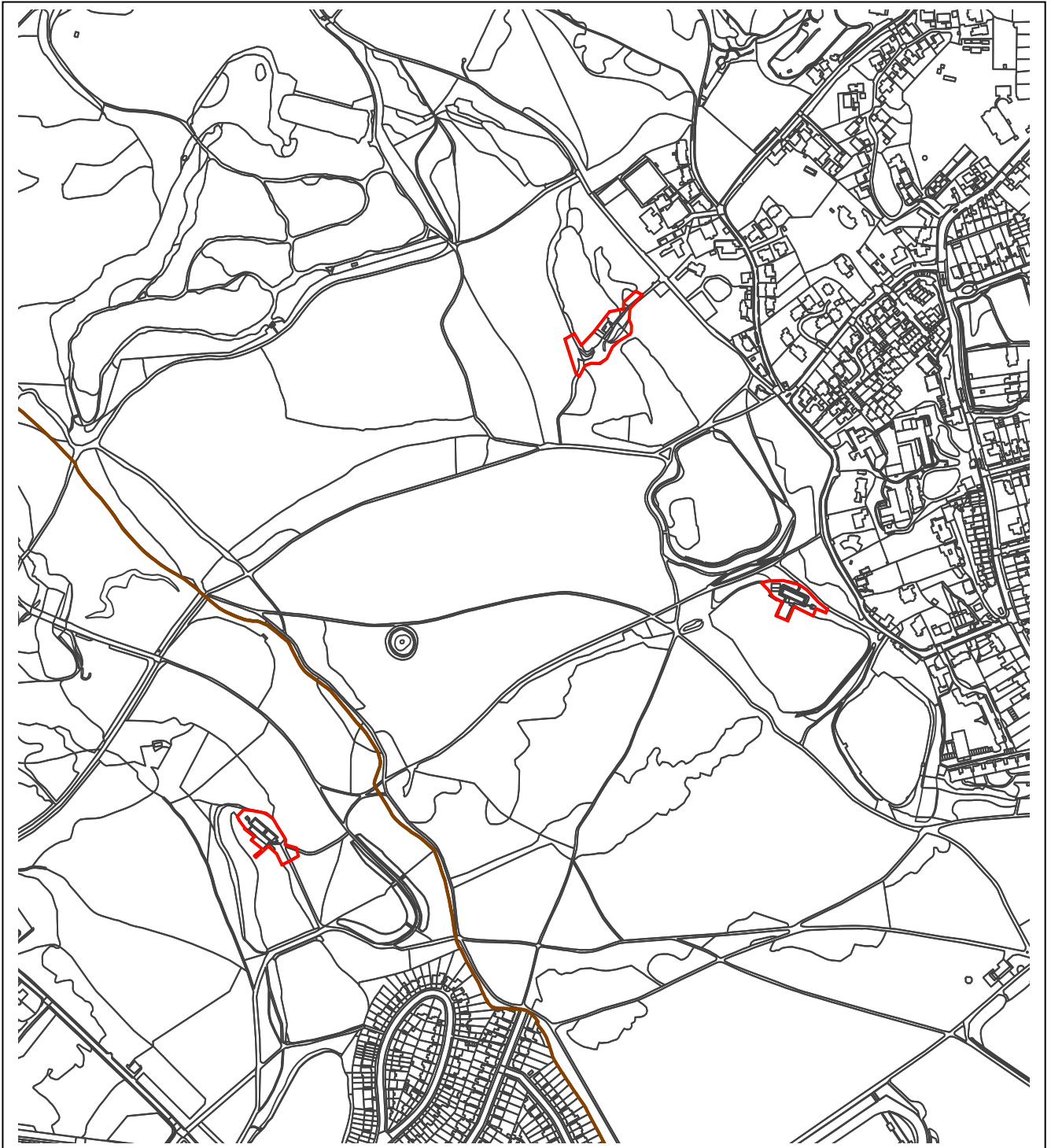


Hampstead Heath Ponds (Ladies, Men's & Mixed) –
2022/2452/P - Map



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2022/2452/P – Hampstead Ponds – Photos

Ladies Pond



Existing steward's cabin on car trailer



Existing low gate and railings at rear



Existing timber clad changing/W.C. shower buildings



Existing railings and gate with temporary barriers for security

Mixed Pond



Lifeguard hut with changing rooms to rear

Men's Pond



Lifeguard hut and changing rooms to rear

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		02/08/2022	
		N/A		Consultation Expiry Date:		07/08/2022	
Officer				Application Number(s)			
Adam Greenhalgh				2022/2452/P			
Application Address				Drawing Numbers			
Hampstead Heath Men's, Mixed and Ladies Ponds Hampstead Heath N6 6JH				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Improvement and refurbishment works at Hampstead Heath Swimming Ponds (Mixed, Mens and Ladies) including replacement railings, adapted changing facilities and a new steward's hut (Ladies Pond), a new disabled persons changing facilities and hoists (Men's and Mixed Ponds).							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of objections		19		No. of supports	
						01	
Summary of consultation responses:		<p>Site notices were displayed at the entrances to the heath on Millfield Lane (men's and ladies ponds) and East Heath Road/South End Road (mixed pond) on 13/07/2022.</p> <p>A press advertisement was published in the Ham & High from 14/07/2022.</p> <p>11 letters of objection relating to the proposals for the Ladies Pond, were received. 10 were from individuals and 1 was on behalf of the Kenwood Ladies Pond Association.</p> <ul style="list-style-type: none"> • Lack of pre-application consultation • Structural / environmental hazards relating to existing condition of changing rooms (condensation, poor drainage, rising damp, cold bridging, rotting and black mould) • Non-compliance with changing spaces standards / inadequacy of proposed disabled persons facilities • Misleading information re: steward's hut v. storage shed 					

- Harm to character and nature of the Heath (from the permanent steward's hut) (including from the foundations)
- Reduced access / loss of safety due to siting of steward's hut (obstruction)
- Steward's hut fails to include equal access provision (for staff/occupants/users); separation of staff
- Proposed materials (bitumen) hazardous to health
- Inadequate drainage provision
- Future provision of entry gates to regulate charging system (contrary to 'access for all' and the Management Committee rules; exclusivity)
- Inappropriate appearance and exclusive appearance of raised railings and gates
- Lack of Equality Impact Assessment
- Lack of sustainability; costs will be passed on to members
- Bottle-necks at entrance; poor routing
- Suggestions for the fitting out/equipping of the changing and access facilities (e.g. benches/cupboards)

Officer response:

- *Lack of pre-application consultation*

There is no statutory obligation for an applicant to undertake pre-application consultation. However, the Design & Access Statement confirms that pre-application consultation was undertaken with (nearly 20,000) users of the ponds and that the proposals have been presented to the Hampstead Heath Management Committee and the Hampstead Heath Consultative Committee. The Design & Access Statement indicates that the swimming associations have been kept up to date by officers and were invited to a face-to-face engagement exercise on 5th May 2022, where the plans were discussed in detail and comments they made went on to influence the design.

- *Structural / environmental hazards relating to existing condition of changing rooms (condensation, poor drainage, rising damp, cold bridging, rotting and black mould)*

These are separate (building maintenance) matters which are not relevant to the assessment of the planning application.

- *Non-compliance with changing spaces standards / inadequacy of proposed disabled persons facilities*

There are no changes proposed to the internal layout of the changing rooms, showers and W.C.'s at the Ladies Pond. The internal layout of the facilities would not require planning permission and would be a matter for control under other regulations.

- *Misleading information re: steward's hut v. storage shed*

The application drawings and accompanying photographs indicate the existing steward's hut and the proposed steward's hut.

- *Harm to character and nature of the Heath (from the permanent steward's hut)*

See 'Design and effects on open space and character' below

- *Reduced access / loss of safety due to siting of steward's hut (obstruction)*

The proposed steward's hut would be sited to the side of the path to and from the Ladies Pond. It would not, in itself, prejudice the safe use of the path and it would be no more likely to result in queues across the path than the existing temporary cabin.

- *Steward's hut fails to include equal access provision (for staff/occupants/users); separation of staff*

It is considered that any adaptations which might be necessary to comply with DDA legislation could easily be undertaken without raising any significant planning issues. The staffing arrangements (i.e. stewards separate from lifeguards) are not planning matters.

- *Proposed materials (bitumen) hazardous to health*

The safety of building materials for a proposal of this size is a matter for the Building Regulations

- *Inadequate drainage provision*

The concern relates to the internal layout of the facilities. This is a matter to be resolved at the detailed design stage.

- *Future provision of entry gates to regulate charging system (contrary to 'access for all' and the Management Committee rules; exclusivity)*

There is no mention of entrance charges in the application. The proposals themselves would not prevent access to the ponds by any users – they would increase accessibility for users.

- *Inappropriate appearance and exclusive appearance of raised railings and gates*

- *The raised railings and gates would not result in any fundamental change to the openness and character of the Ladies Pond or heath. Any perception of 'loss of openness' or exclusion would be more than off-set by the benefit of increased security for people and property at the Ladies Pond (See 'Design and effects on open space and character below)*

- *Lack of Equality Impact Assessment*

An Equality Impact Assessment is not considered to be necessary for an application of this size. It is possible to assess the implications for equality from the application drawings and Design & Access Statement which have been provided.

- *Lack of sustainability; costs will be passed on to members.*

The costs/financing of the works are not a planning matter. The need

for the works at the Ladies Pond (increased height to railings/gate, new stewards hut and re-configured accessible changing facilities) is set out in the Design & Access Statement. The proposals would serve valid planning needs (access for all, security and efficiency) and they would sustain the accessible and efficient use of the pond for and by all.

- *Bottle-necks at entrances / poor routing*

The proposed steward's hut would not obstruct the comings and goings of users on the path.

- *Suggestions for the fitting out/painting of the changing facilities (e.g. benches/cupboards)*

The Planning Authority cannot decide upon suggestions for the fitting out/provision of facilities. The Planning Authority can only make decisions in relation to development proposals put forward within applications.

3 letters were received in relation to the Men's Pond. The letters raise the following issues:

- Loss of openness as a result of the new changing facility
- A suggestion for provision of benches and railings

Officer response:

- *Loss of openness as a result of new changing facility:*

See 'Design and effects on open space and character' below

- *Suggestion for provision of benches and railings:*

The Planning Authority cannot decide upon suggestions for the fitting out/provision of facilities. The Planning Authority can only make decisions in relation to development proposals put forward within applications.

6 letters were received in relation to the Mixed Pond. The letters raise concern over :

- The need for a new shed and consequential impacts on greenery and openness
- Stepped access to the pond is required
- The road surface needs to be improved.
- Benches need to be provided to oversee swimmers
- Disruption during works and loss of wildlife are also raised
- Reduced size of women's changing area; inadequate disabled persons changing facilities

Officer response:

- *The need for a new shed and consequential impacts on greenery and openness*

The additions at the Mixed Pond include a new wheelchair and ambulant accessible changing, showering and toilet facilities and a store for the hoist equipment. The need for these follows an 'Accessibility improvements Concepts appraisal' undertaken by the Access Consultant (IDACS) and site visits by the Design Team. See also 'Design and effects on open space and character' below.

- *Stepped access to the pond is required*

New steps to the pond will be provided.

- *The road surface needs to be improved. Benches need to be provided to oversee swimmers*

There is no indication that any benches are to be removed. Also, upgrading of the road is not included within this application.

- *Disruption during works and loss of wildlife are also raised*

Disruptions to users of the ponds during the works are a matter for the applicant/manager to control. No green or planted space will be lost as a result of the installations. The Ecology Officer has noted that there would be an uplift in biodiversity.

- *Reduced size of women's changing area; inadequate disabled persons changing facilities*

The justification for the proposals is set out in the Design & Access Statement which followed a review by the City of London. The review had identified a series of capital works necessary to improve safety, access and security across the bathing ponds. The proposals were also subject to an 'Accessibility improvement appraisal' undertaken by the Access Consultant (IDACS)

Highgate Conservation Area Advisory Committee

The HCAAC support the application, noting that the proposals would improve the facilities, especially for disabled swimmers.

Site Description

The Hampstead Bathing Ponds form part of the Hampstead and Highgate chain of ponds, located on Hampstead Heath. From North to South, these include, the Kenwood Ladies' Bathing Pond (located to the West of Fitzroy Park/Millfield Lane), Men's Bathing Pond (approximately 400m to the South of the Ladies' Pond (with the Model Boating Pond in between); and, the Mixed Bathing Pond, approximately 800m to the South West of the Ladies' Pond, in closer proximity to South Hill Park. Given the location of each pond on the Heath itself, there is no general vehicular access to any of the ponds, aside from City Corporation Service vehicles. The Heath is a designated Site of Importance for Nature Conservation (SINC) and Metropolitan Open Land. The Ponds are not however within the boundary of the Hampstead Conservation Area.

The existing facilities at each of the ponds comprise:

Ladies Pond:

- a cabin sat in a car trailer serving as a steward's hut
- timber clad female changing facilities, including accessible facilities
- separate lifeguards' and staff facilities

Men's Pond:

- a single-storey corrugated metal enclosure forming the changing compound
- a single-storey timber clad building with a concrete platform is used for the lifeguards' hut
- a small brick building with a tiled roof housing the toilets
- three concrete jetties

Mixed Pond:

- male, female & accessible WCs
- a series of single-storey metal, brick and timber clad buildings, painted black, housing separate male and female changing facilities
- the lifeguards' hut
- staff facilities
- one concrete jetty

Relevant History

2014/4332/P - Proposed engineering works to the Hampstead and Highgate chains of ponds comprising dam raising at Model Boating Pond (2.5m) and Mixed Bathing Pond (1m), new walls along dam crest to increase the height of the dams at Men's Bathing Pond (1m) and Highgate No.1 Pond (1.25m), a 0.19m kerb along part of the crest at Hampstead No.2 Pond, a new flood storage dam (5.6m) in the catchpit area, grass-lined spillways at most ponds, dam crest restoration, pond enlargement at Model Boating Pond, a replacement changing room building at Ladies Bathing Pond and associated landscaping, habitat creation and de-silting – granted subject to a legal agreement – 27/01/2015

PE9900118 - Application under part 11 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 for the prior approval of the design of an extension to the lifeguards hut (Men's Pond) – permitted development 07/09/1999

9300106 - Erection of a single storey extension to the changing rooms to provide toilet facilities together with a single storey attendants hut (Mixed Pond) – granted 01/07/1993

90003568 - Erection of a single storey building to provide changing area together with a single storey attendants hut (Mixed Pond) – granted 11/04/1991

9003567 - Erection of a single storey building to provide changing area together with the erection of a single storey attendants hut (Men's Pond) - granted 11/04/1991

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A2 Open Space

Policy A3 Biodiversity

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Biodiversity (2018)

CPG Public Open Space (2021)

CPG Transport (2021)

CPG Trees (2019)

Assessment

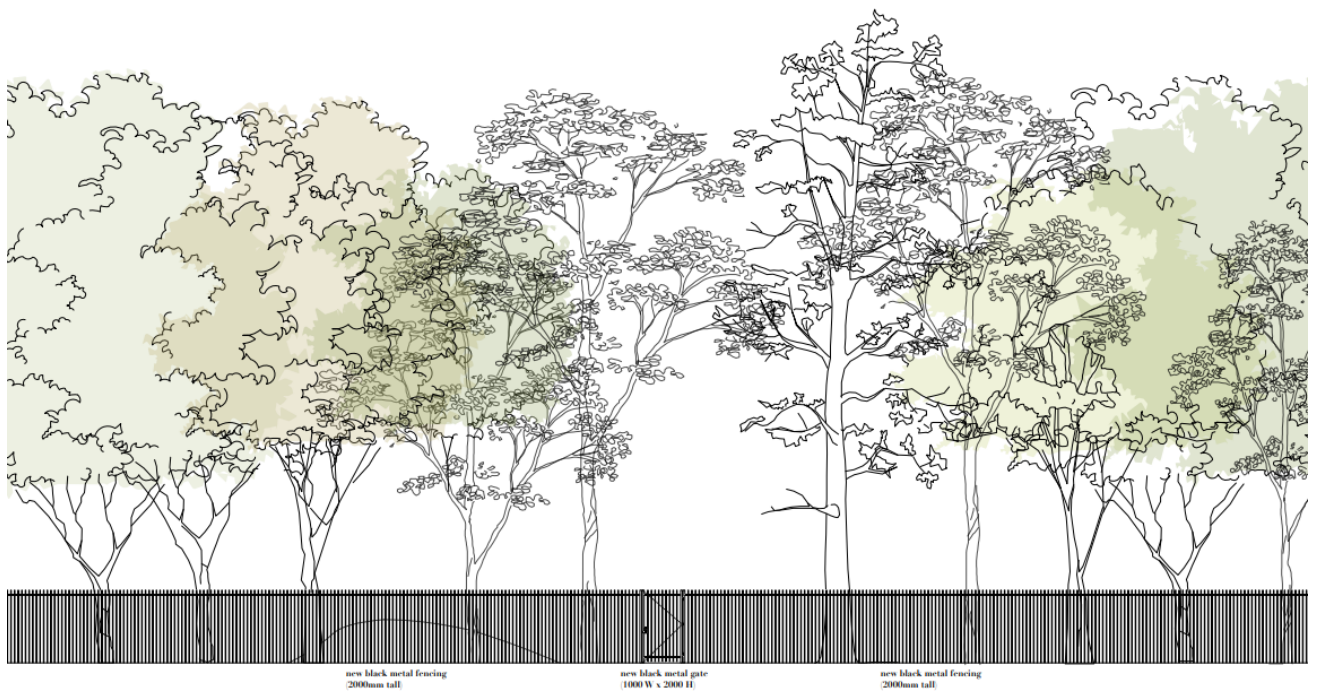
1. PROPOSAL

1.1 Ladies Pond:

- New gate and fencing at the rear of the site to improve security
- New black timber shed on new concrete slab for steward at the main entrance



Existing low metal railings and temporary barriers – Ladies Pond



Proposed 2m high metal railings and gate – Ladies Pond



Existing steward's hut on trailer – Ladies Pond

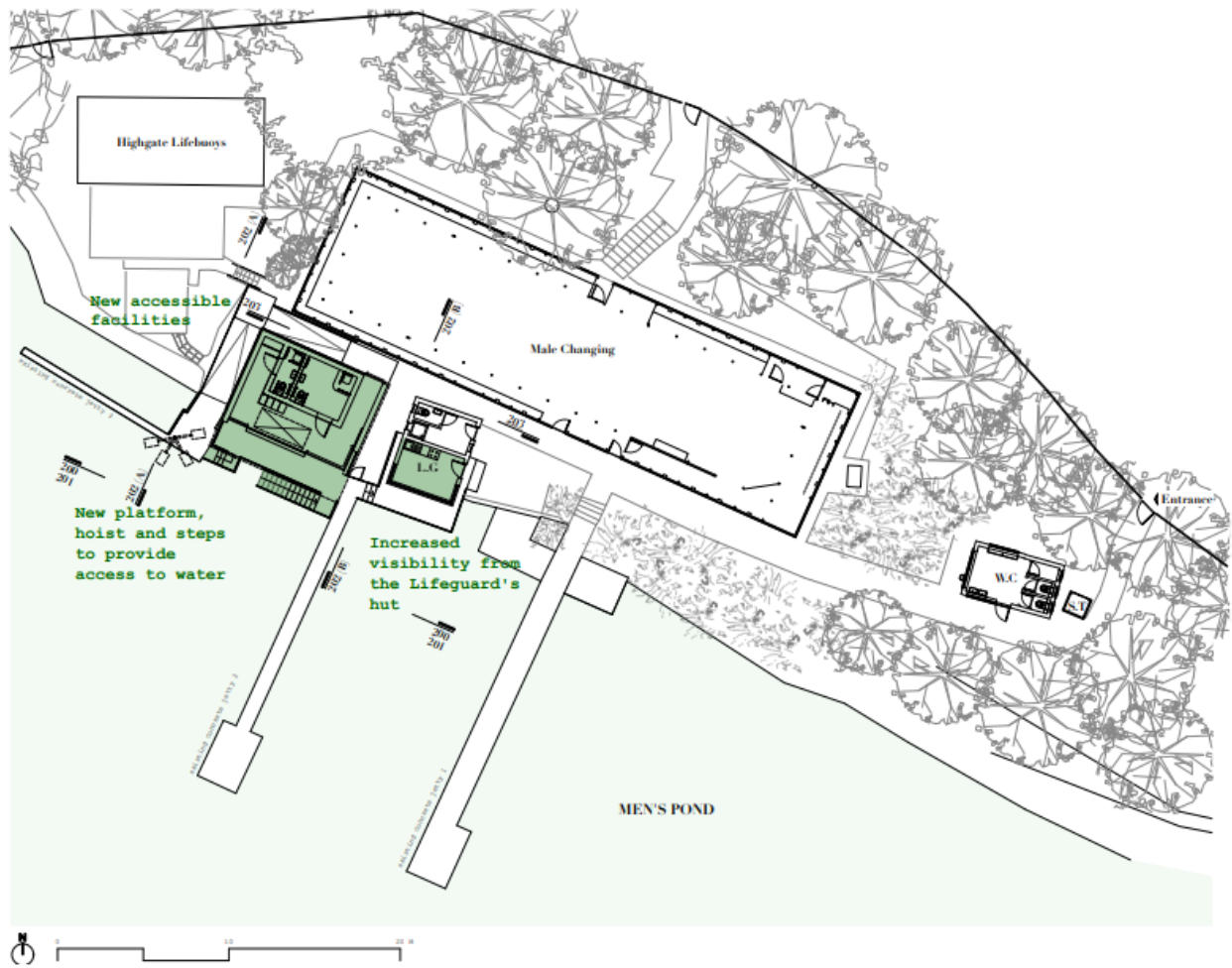


Proposed steward's hut – Ladies Pond

1.2 Men's Pond

- Creating wheelchair and ambulant accessible changing, showering and toilet facilities within a new 'pavilion' building adjacent to the water
- Creating wheelchair access to the water via a new ramp to an existing concrete platform with a new hoist
- Creating ambulant access to the water via a set of new steps adjacent to the new building
- Creating a direct route from the lifeguards' platform to the new accessible facilities and hoist

- Increasing visibility from the lifeguards' hut with an enlarged window



Proposals for Men's Pond



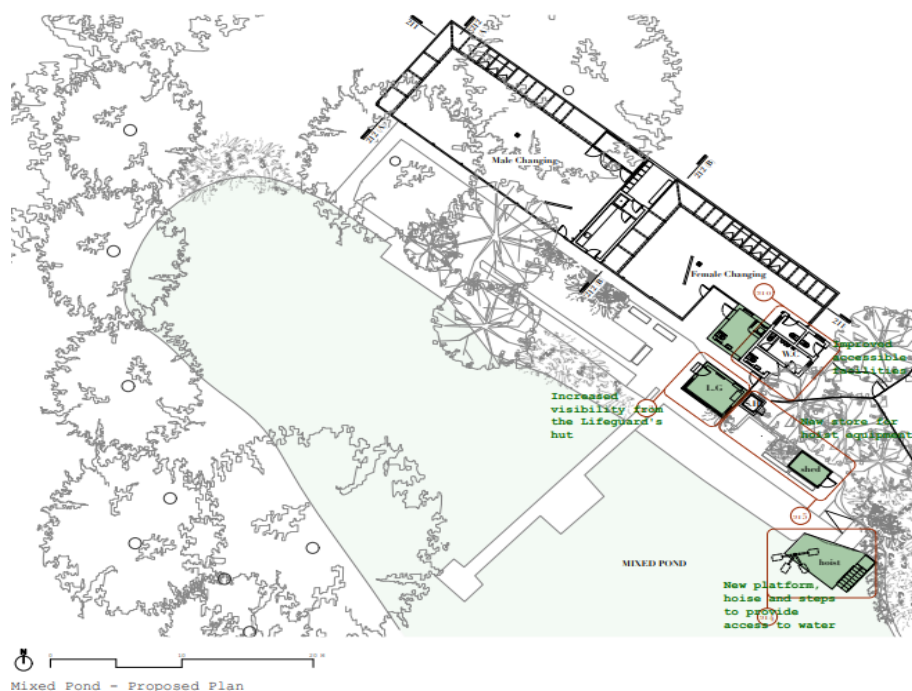
Existing changing rooms, walkways and lifeguard hut at Men's Pond



New disabled persons pavilion, steps into water, ramped access to a disabled person's hoist and enlarged window in lifeguard hut at Men's Pond

1.3 Mixed Pond

- Creating wheelchair and ambulant accessible changing, showering and toilet facilities by extending the existing WC block
- Creating wheelchair access to the water via a new ramp to new platform with new hoist
- Creating ambulant access to the water via a set of new steps
- Increasing visibility from the lifeguards' hut with an enlarged window





Existing view (lifeguard hut) – Mixed Pond



Proposed view of adapted lifeguard's hut and new hoist at Mixed Pond

2. ASSESSMENT

2.1 The material planning considerations for this application are as follows:

- Design and effects on open space and character
- Amenity of neighbouring residential occupiers
- Biodiversity
- Transport

2.2 Design and effects on open space and character

2.2.1 Hampstead Heath is designated Metropolitan Open Land, and in addition to the strategic policies for open space in the NPPF and London Plan, policy A2 of the Local Plan states the Council's aims to:

- 'resist development which would be detrimental to the setting of designated open spaces'
- 'conserve and enhance the heritage value of designated open spaces'
- 'give strong protection to maintaining the openness and character of Metropolitan Open Land (MOL)'
- 'consider development for alternative sports and recreation provision, where the needs outweigh the loss and where this is supported by an up-to-date needs assessment'
- 'preserve and enhance Hampstead Heath through working with partners and by taking into account the impact on the Heath when considering relevant planning applications, including any impacts on views to and from the Heath'

2.2.2 The proposals would comply with the relevant aims of policy A2. The new changing facilities, stores, hoists, adapted lifeguards and stewards huts would essentially be sited on the site of existing structures and hard surfaces which serve the ponds. There would be no harm to the openness and character of the ponds or the wider Heath, the facilities would enable the recreational use of the ponds for all (for which a need has been identified) and the use of the Heath (including protected views) would not be compromised for other users.

2.2.3 The main objections on grounds of harm to the openness and character of the Heath relate to the additional changing facilities (at the Men's Pond), the increased height of the railings and gates and the steward's hut at the Ladies Pond and the new shed at the Mixed Pond. The additional changing facilities (at the Men's Pond) would be sited in front of the existing changing rooms. They would essentially be on the existing hard-surfaced concourse and they would not encroach onto the surrounding wildlife. The increased height of the railings and gates and the steward's hut at the Ladies Pond would replace existing railings/gates and a temporary cabin. The shed at the Mixed Pond would be discreetly sited within an existing clearing in trees. The proposals would not result in any significant loss of openness or harm to the character or openness of the Heath for users. Any perceived loss of openness or harm to the character or appearance would be more than off-set by the benefits of increased security for property and people at the Ladies Pond and a permanent steward's hut which would enable the Pond to operate.

2.2.4 The Conservation & Design Officer has noted that the proposed works have been justified in terms of why they are being proposed and why the design and location of the works is the least harmful to the setting of the ponds. Given the public access to the ponds, and the manner in which the proposed works facilitate and extend such access, without overwhelming the setting of the ponds with built form, the works are supported in heritage terms. There is an increase in built form under the works, but the proposals are as discreetly located as possible, while still being able to provide the public benefit for which they are intended.

2.3 Amenity of neighbouring residential occupiers

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

2.3.2 The proposals are for the existing facilities at the ponds. No new buildings or structures would

be erected which would impact upon the light or outlook of any neighbouring dwellings. The scale of the proposals would not result in significantly increased noise or disturbance or a loss of security for surrounding occupiers. There are no planning conditions restricting the use of the ponds. The conditions of use are matters for the management by the City of London.

2.4 Biodiversity

2.4.1 Hampstead Heath is a Site of Metropolitan Importance for Nature Conservation (SINC M072) and it has within its boundaries a Site of Special Scientific Interest (SSSI). It is also an area of Metropolitan Open Land.

2.4.2 The applicant, the City of London Corporation, submitted a Preliminary Ecology Appraisal which notes that the sites:

- Have negligible value for roosting bats
- Have low value for nesting birds
- Have low value for reptile species
- Have moderate value for common toad

2.4.3 The Preliminary Ecology Appraisal notes that it is proposed to compensate for the loss of the small areas of existing habitat at the ponds with the creation of 140 sq m of mixed scrub. This mixed scrub will be created largely on areas of existing modified grassland as well as an area of introduced scrub and another of mostly bare ground.

2.4.4 The Council's Ecology Officer has noted that there would be an uplift in biodiversity on the heath and taking into account the fact the site is a SINC the proposals are acceptable.

2.4.5 No trees would be removed to facilitate the proposals. The impact on existing trees will be of an acceptable level provided suitable tree protection measures are employed. A condition to secure tree protection measures during construction is therefore included.

2.5 Transport

2.5.1 No car parking is proposed and the proposal would therefore comply with the Council's and London Plan policies for reducing private car use. Furthermore, to promote the use of non-polluting transport rather than motor vehicles the applicant is agreeable to a 'pre-commencement' condition to provide cycle parking spaces at the ponds prior to the commencement of the development as follows:

- Mixed pond – 10 new cycle parking spaces
- Mens pond – 10 new cycle parking spaces
- Ladies pond – upgrade the existing 20 cycle spaces to policy compliant

2.5.2 The development would therefore comply with policies T1 and T2 of the Camden Local Plan 2017.

3.0 Recommendation:

3.1 Grant conditional planning permission subject to conditions

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 20th September 2022, 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: 2022/2452/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 12 September 2022

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

Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Hampstead Heath
Hampstead Heath Men's
Mixed and Ladies Ponds
Camden
N6 6JH**

DECISION

Proposal:

Improvement and refurbishment works at Hampstead Heath Swimming Ponds (Mixed, Mens and Ladies) including enhanced disabled access provision, extension to changing facilities and storage areas, replacement of windows to lifeguard offices, alterations to hardstanding and access gates and fences.

Drawing Nos: Location Plan: 3275-D1000-00

Mixed Pond Location Plan 3275-D1001-00, Men's Pond Location Plan 3275-D1002-00,
Ladies Pond Location Plan 3275-D1003-00

Men's Pond Existing 008_001, 008_002, 008_003, 008_004, 008_005, 008_006, 008_007

Mixed Pond Existing 008_010, 008_011, 008_012, 008_013, 008_014, 008_015, 008_016,
008_017, 008_018

Ladies Pond Existing 008_020, 008_022, 008_023

Men's Pond Proposed 008_100, 008_101, 008_102, 008_103, 008_200, 008_201,
008_202, 008_203

Mixed Pond Proposed 008_110, 008_111, 008_112, 008_113, 008_210, 008_211, 008_212, 008_213, 008_214, 008_215

Ladies Pond Proposed 008_120, 008_122, 008_221,

Preliminary Ecology Appraisal (May 2022), Arboricultural Impact Assessment / Mixed Pond Root Protection Areas (David Humphries - April 2022), Draft Construction Management Plan, Design & Access Statement, Historic Environment Assessment

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 drawings & documents:

Location Plan: 3275-D1000-00

Mixed Pond Location Plan 3275-D1001-00, Men's Pond Location Plan 3275-D1002-00, Ladies Pond Location Plan 3275-D1003-00

Men's Pond Existing 008_001, 008_002, 008_003, 008_004, 008_005, 008_006, 008_007

Mixed Pond Existing 008_010, 008_011, 008_012, 008_013, 008_014, 008_015, 008_016, 008_017, 008_018

Ladies Pond Existing 008_020, 008_022, 008_023

Men's Pond Proposed 008_100, 008_101, 008_102, 008_103, 008_200, 008_201, 008_202, 008_203

Mixed Pond Proposed 008_110, 008_111, 008_112, 008_113, 008_210, 008_211, 008_212, 008_213, 008_214, 008_215

Ladies Pond Proposed 008_120, 008_122, 008_221,

Preliminary Ecology Appraisal (May 2022), Arboricultural Impact Assessment / Mixed Pond Root Protection Areas (David Humphries - April 2022), Draft Construction Management Plan, Design & Access Statement, Historic Environment Assessment

Reason:

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

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

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

- 4 Before the development commences, details of secure cycle parking facilities shall be submitted to and approved by the local planning authority, as follows:

- Mixed pond - 10 new cycle parking spaces
- Mens pond - 10 new cycle parking spaces
- Ladies pond - upgrade the existing 20 cycle spaces to policy compliant

The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 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 local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to 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.

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.

DRAFT

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully
Chief Planning Officer

DECISION