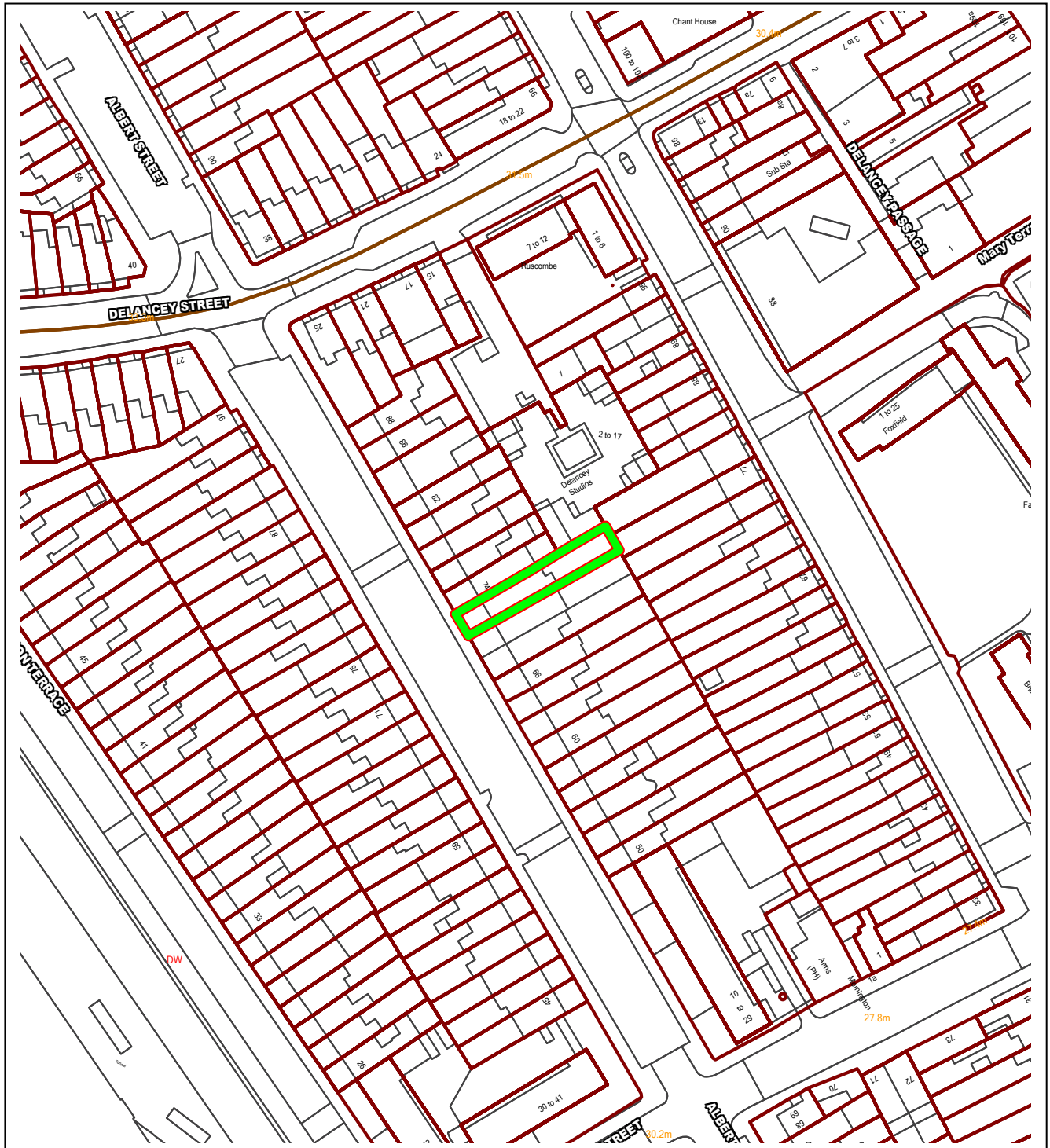


72 Albert Street, London, NW1 7NR Refs: 2022/1376/P and
2022/3427/L (LBC)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photo Document for 2022/1376/P and 2022/3427/L – 72 Albert Street, London, NW1 7NR

Photo of front elevation of Site



Photo showing rear of Albert Street and site demonstrating works to the rear elevations



Photo showing rear elevations of street from the southerly dreiction



Screenshot showing Albert Street and the extent of listed buildings in area (all listed buildings are in Blue)

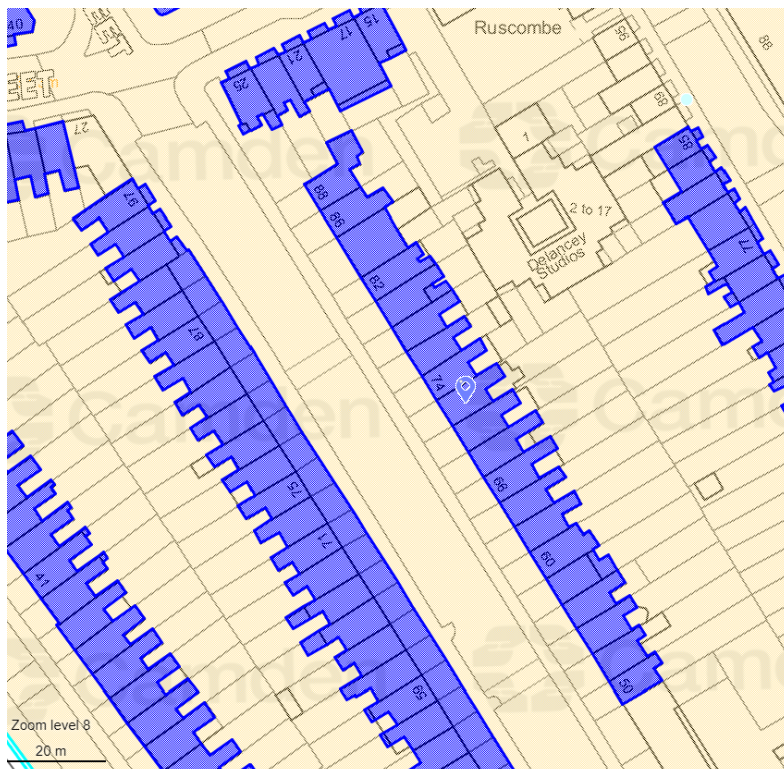
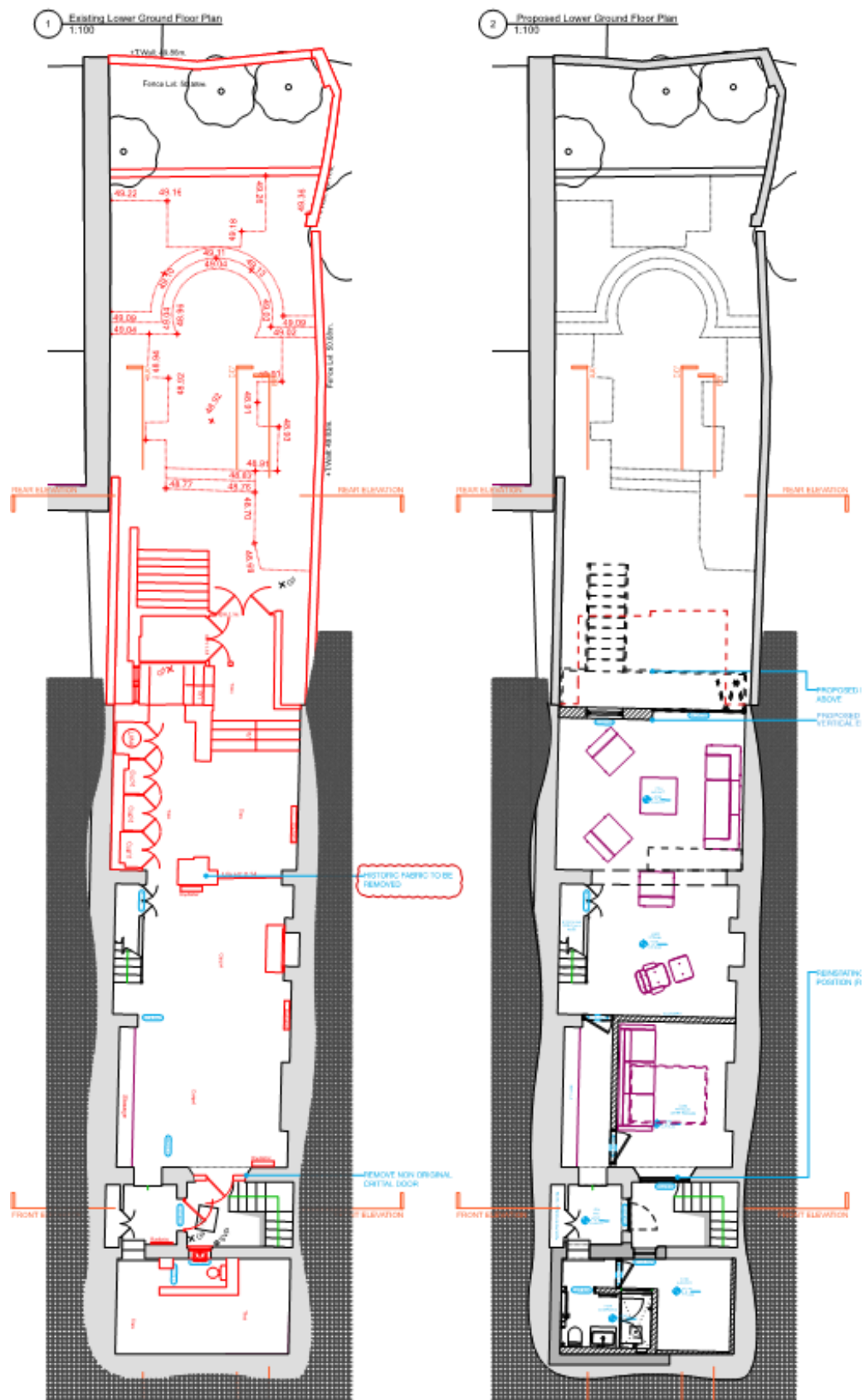


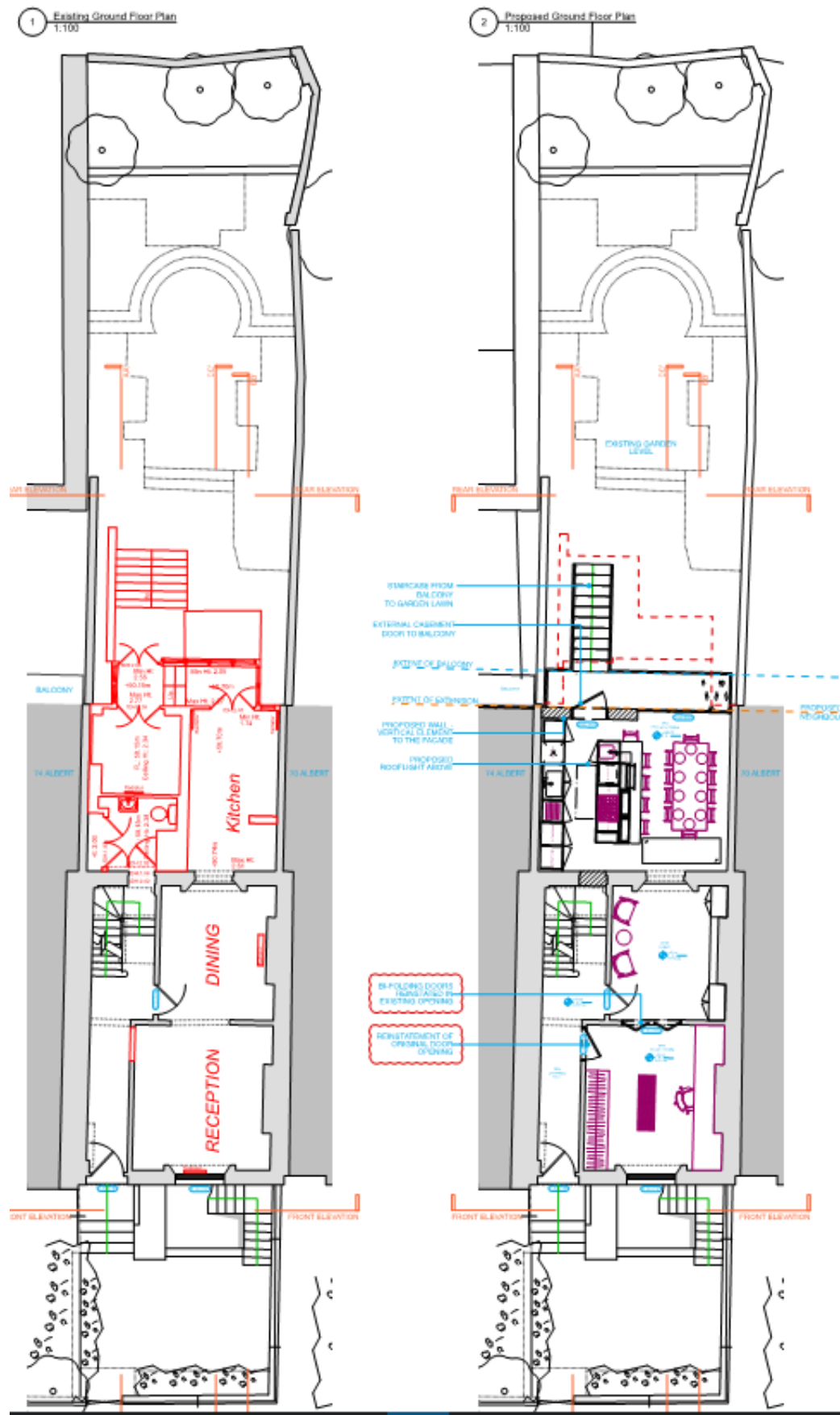
Photo of close-up of site showing existing glazed extensions



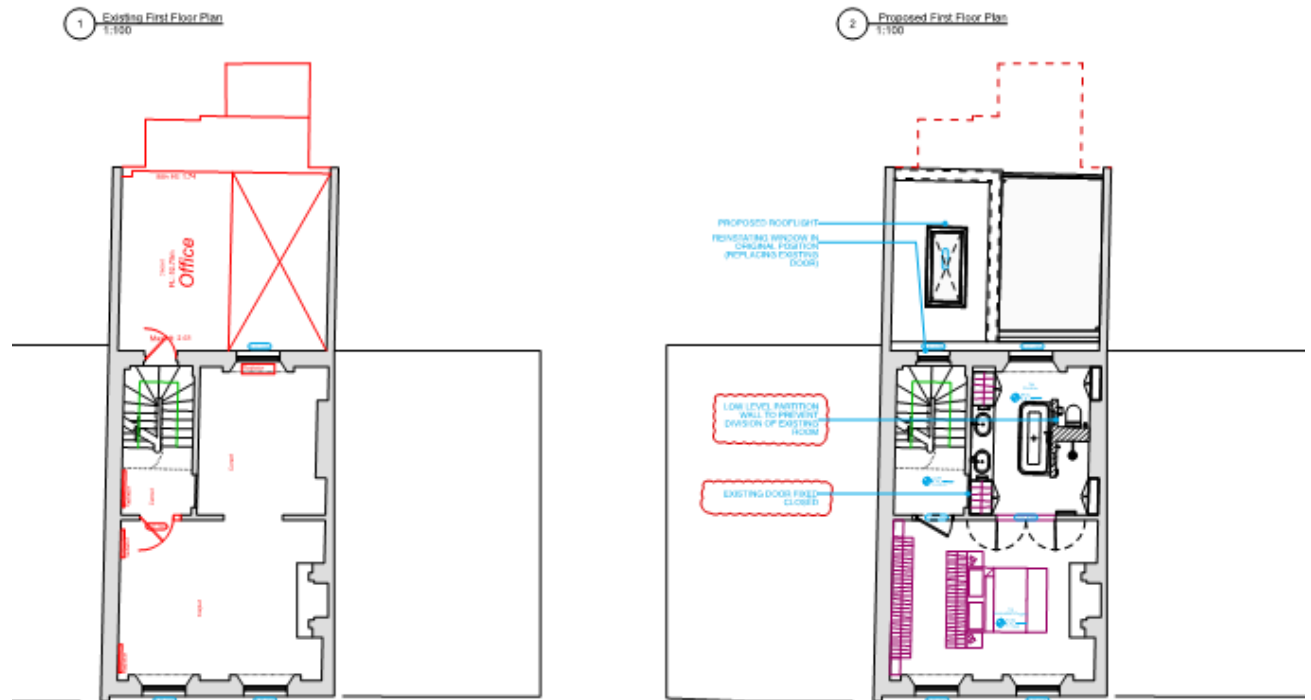
Ex and Pr Lower Ground Floor



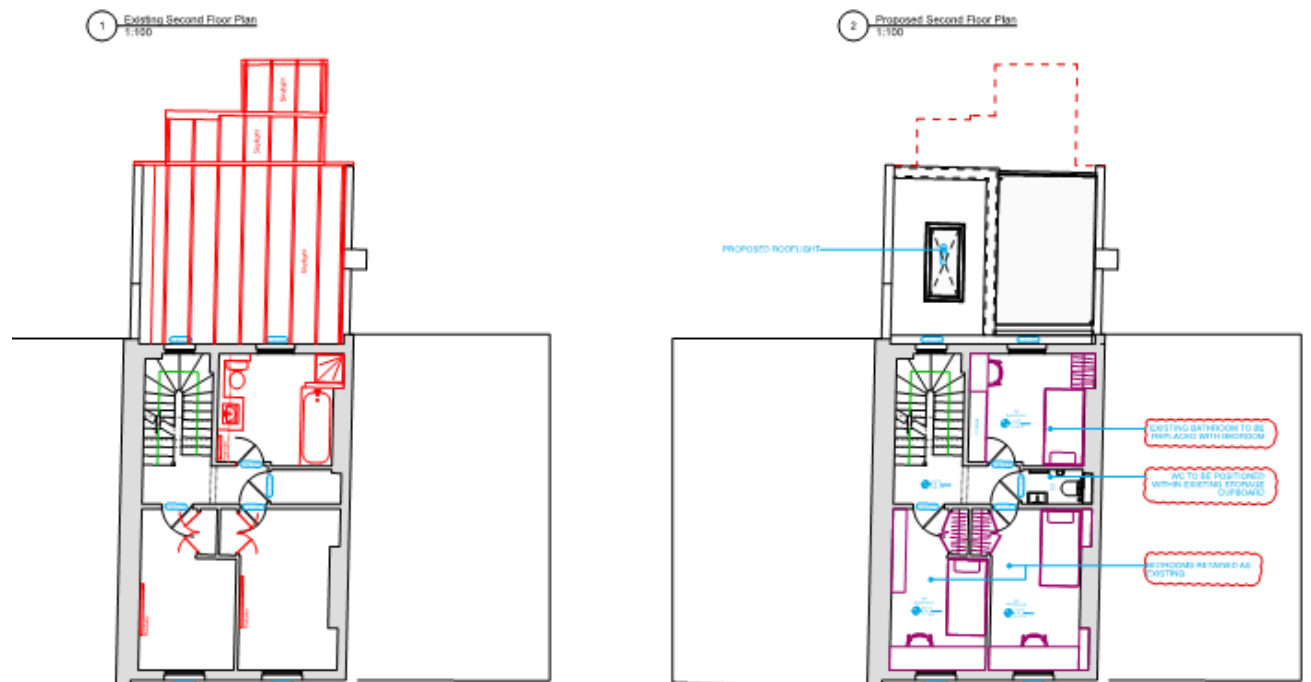
Ex and Pr Ground floor



Ex and Pr First Floor

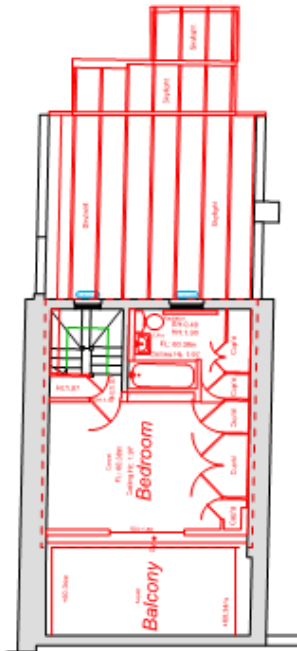


Ex and Pr Second Floor

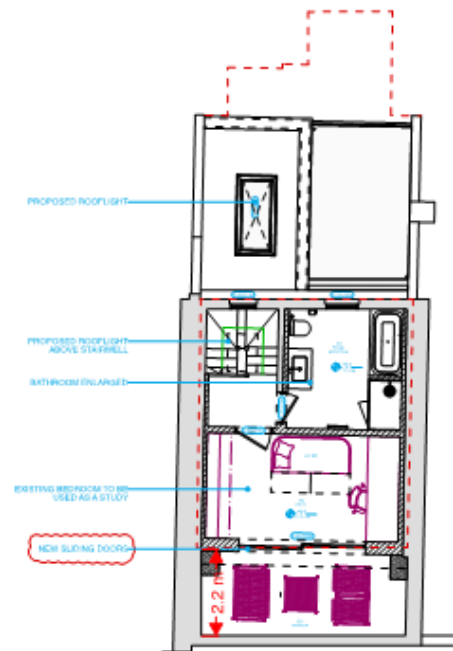


Ex and Pr Third Floor

1 Existing Third Floor Plan
1:100



2 Proposed Third Floor Plan
1:100

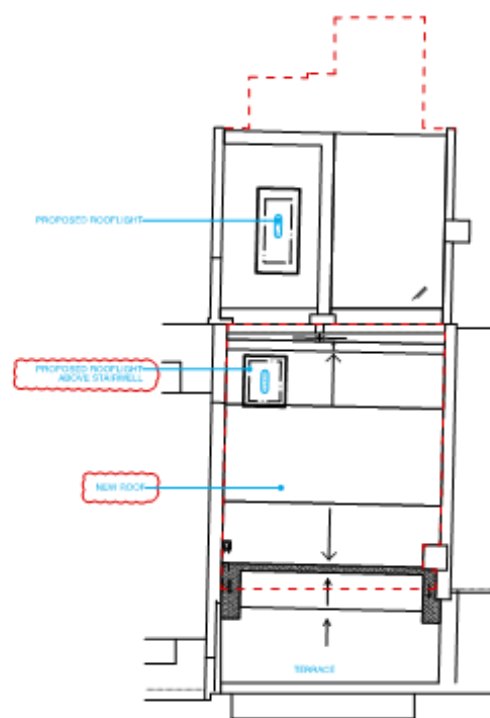


Ex and Pr Roof

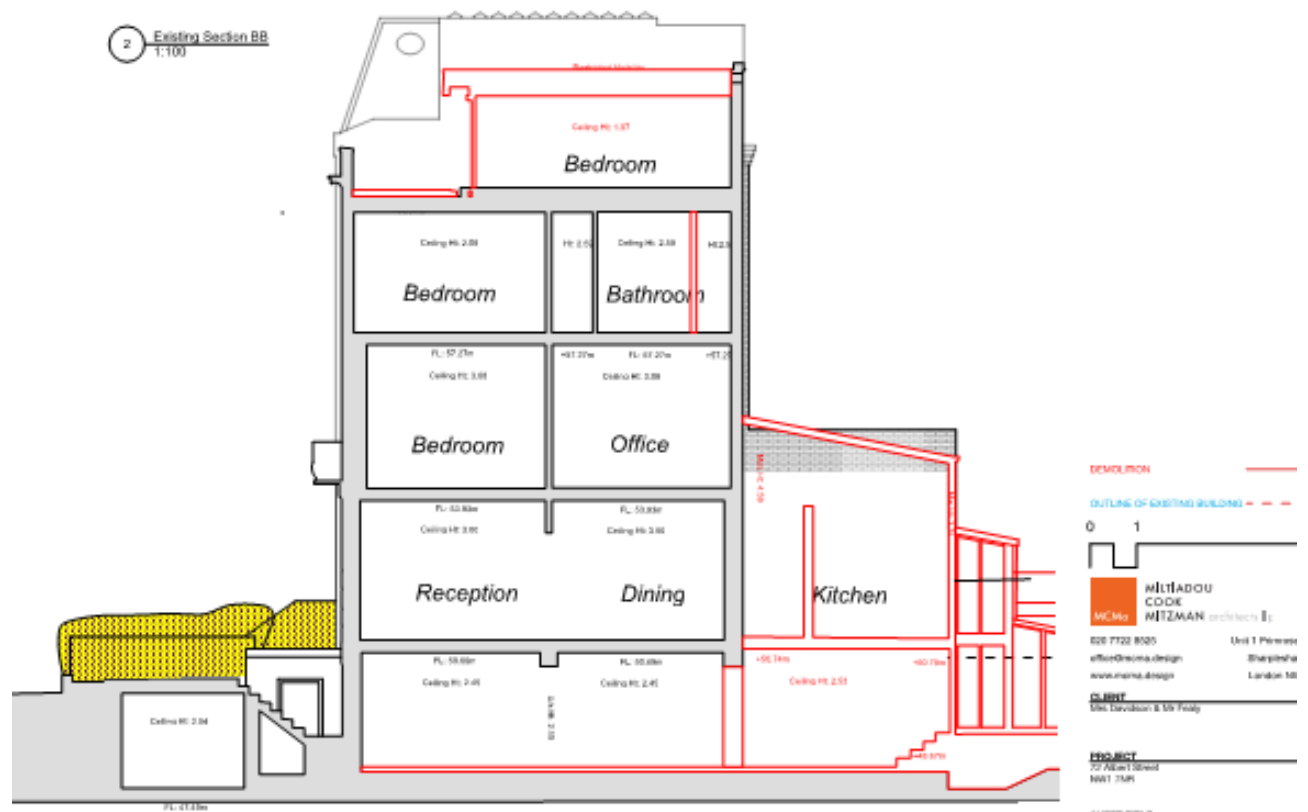
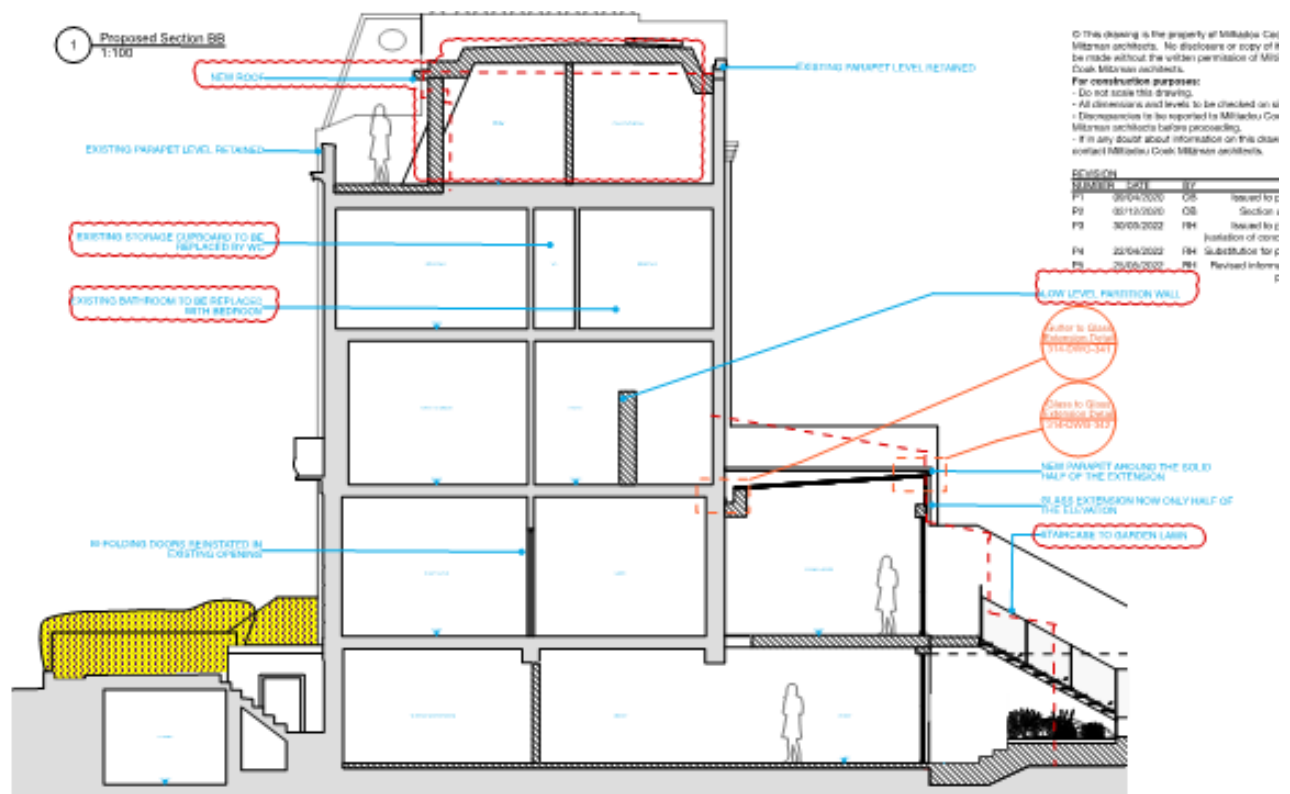
1 Existing Roof Plan
1:100



2 Proposed Roof Plan
1:100



Ex and Pr Section



Ex and Pr Elevation

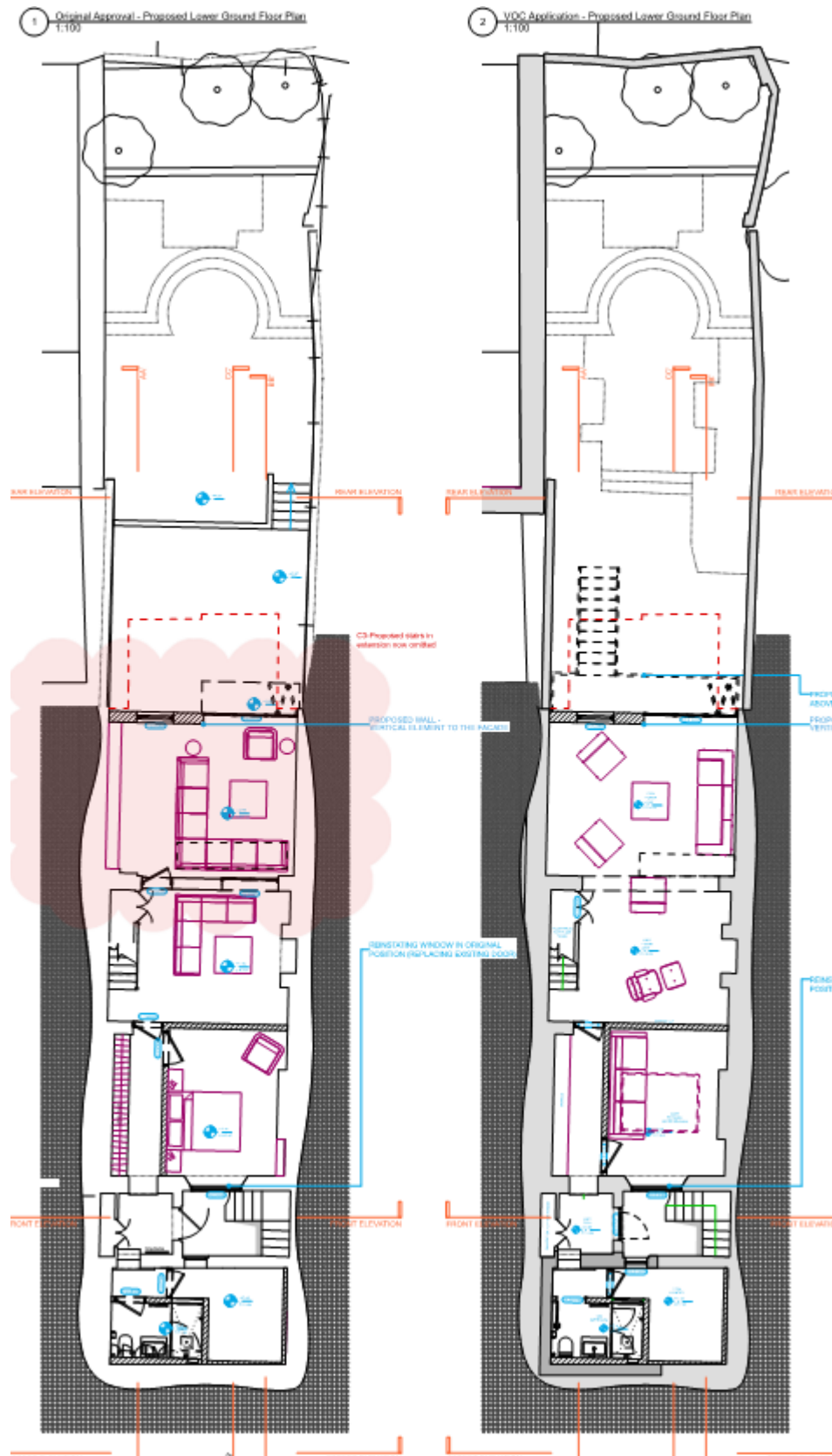


Ex and Pr Elevation



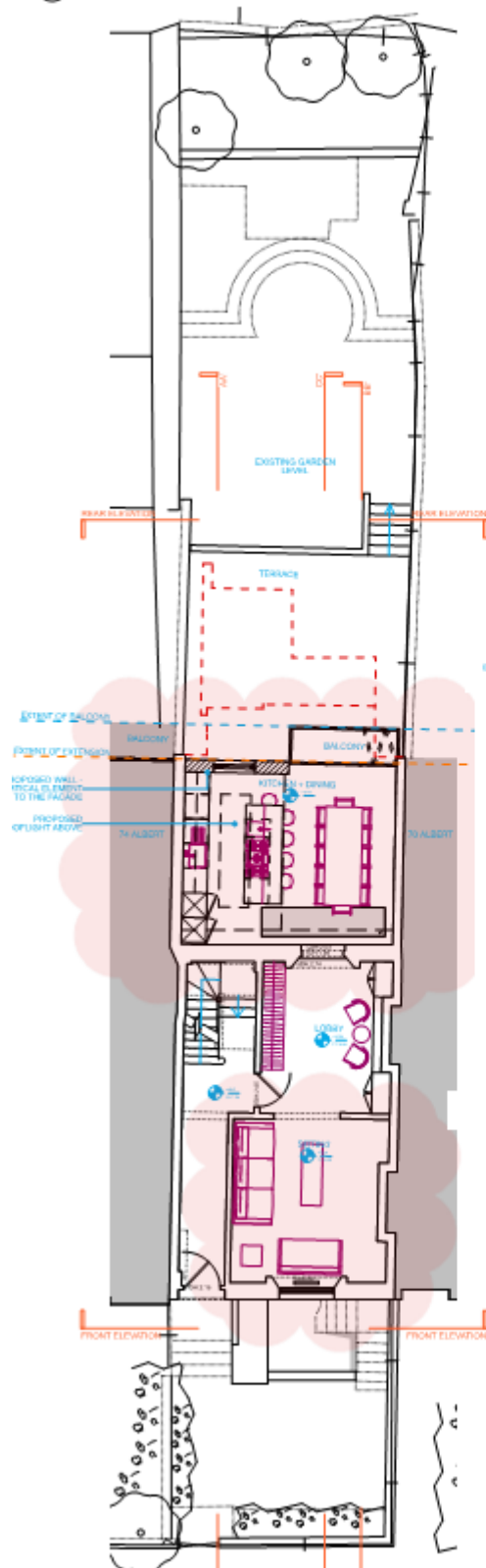
Original Approval and Current Proposal Plans

OA and CP Lower Ground Floor

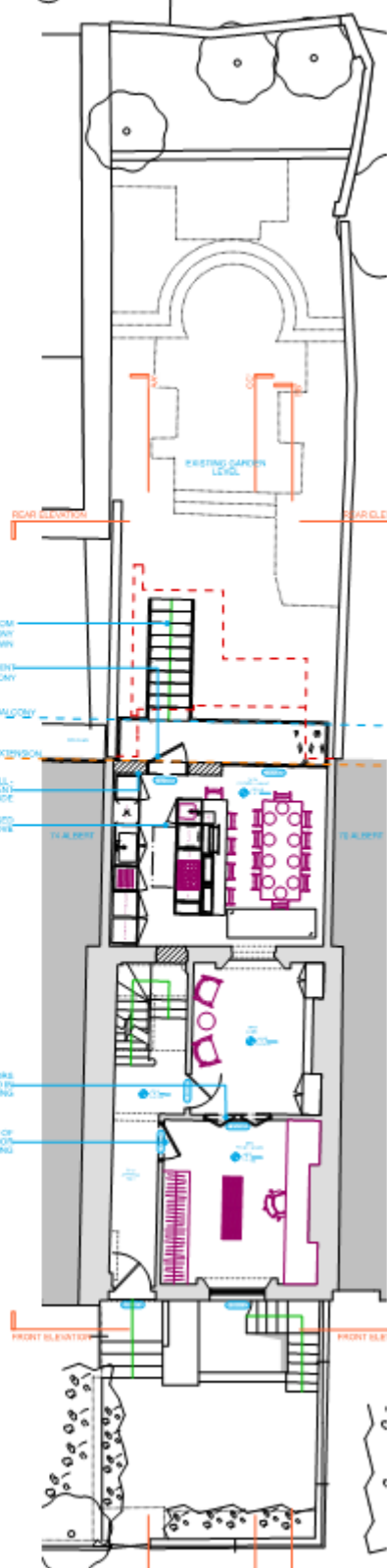


OA and CP Ground Floor

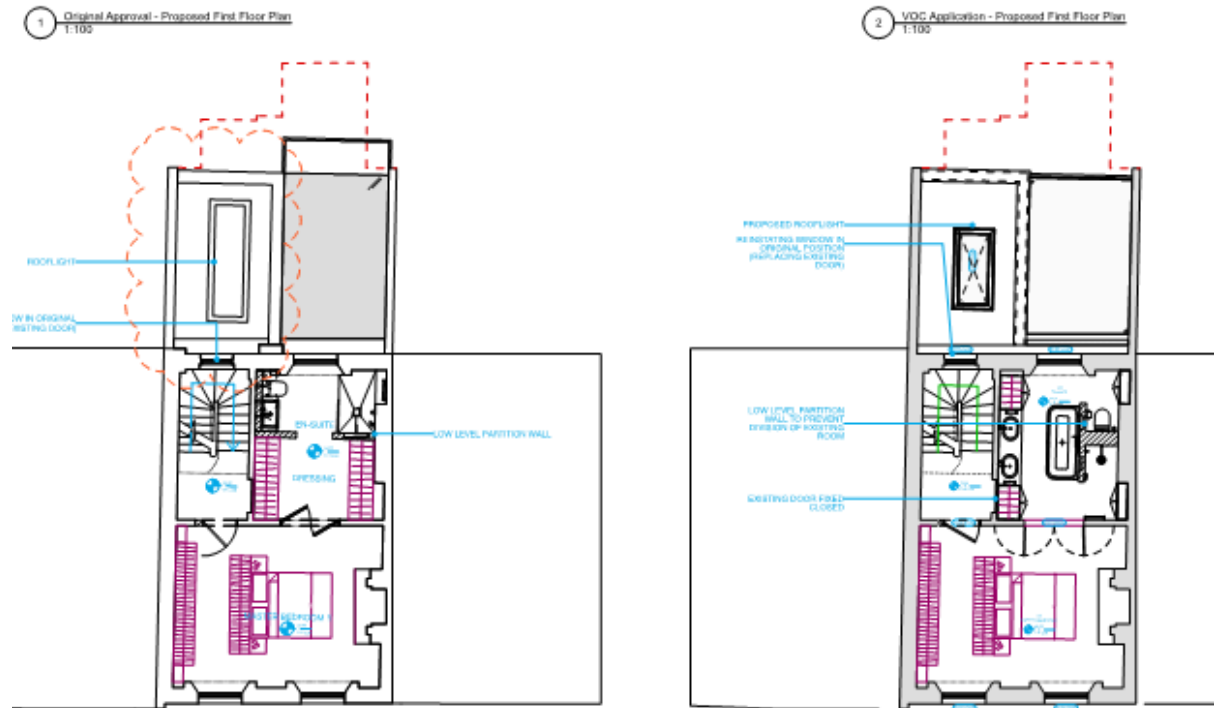
1 Original Approval - Proposed Ground Floor Plan
1:100



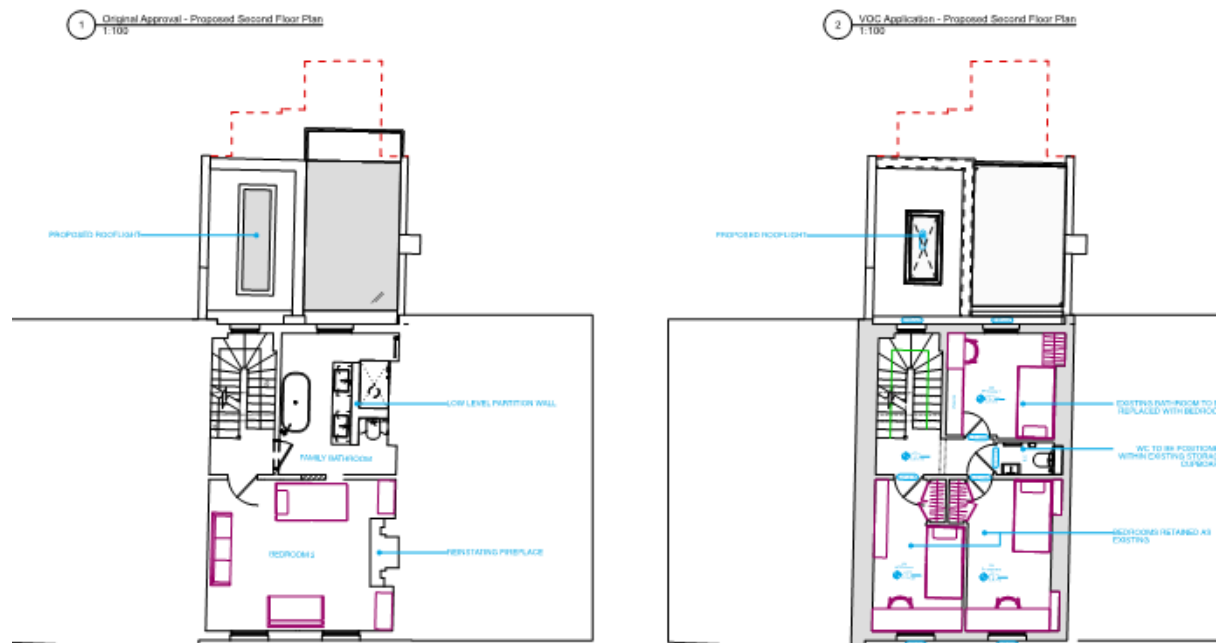
2 VOC Application - Proposed Ground Floor Plan
1:100



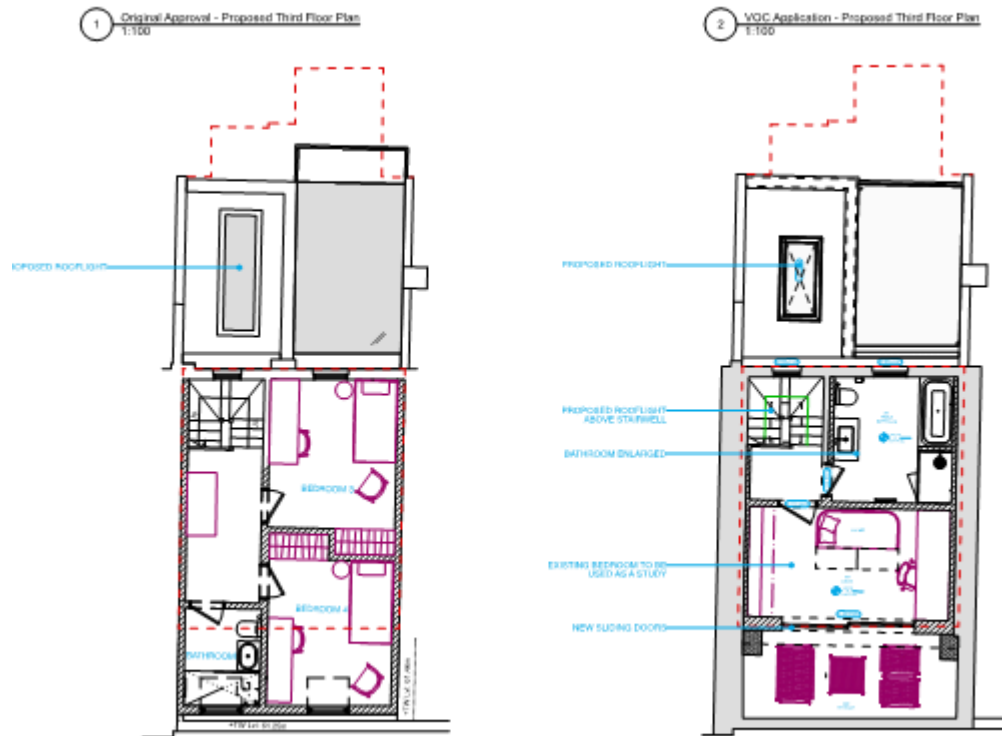
OA and CP First Floor



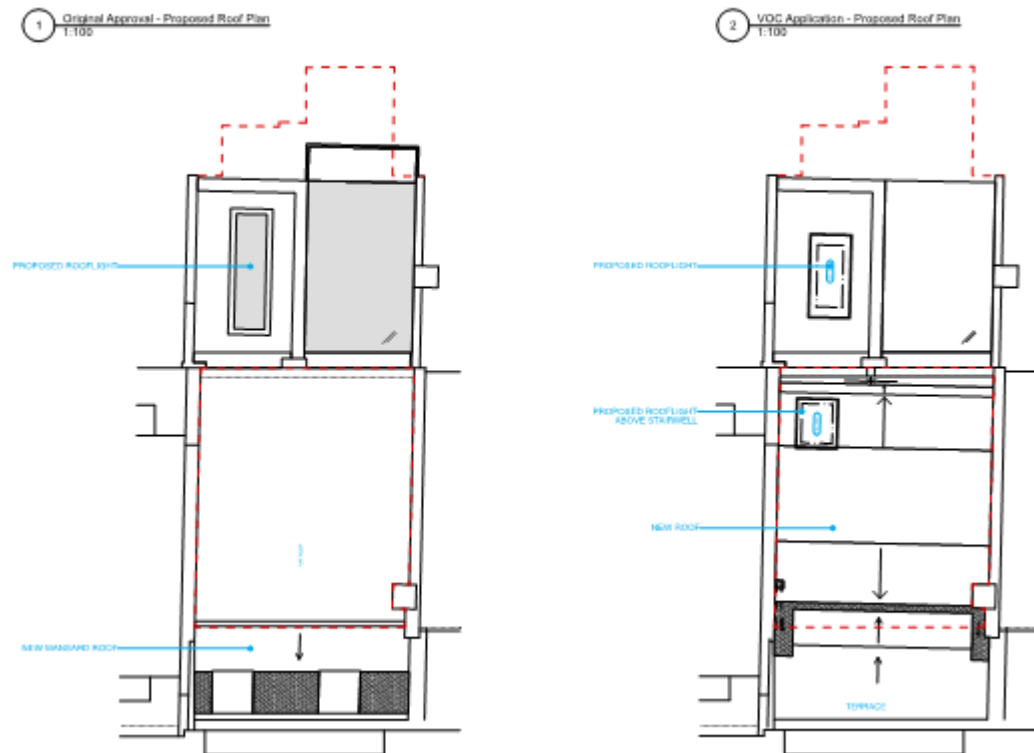
OA and CP Second Floor



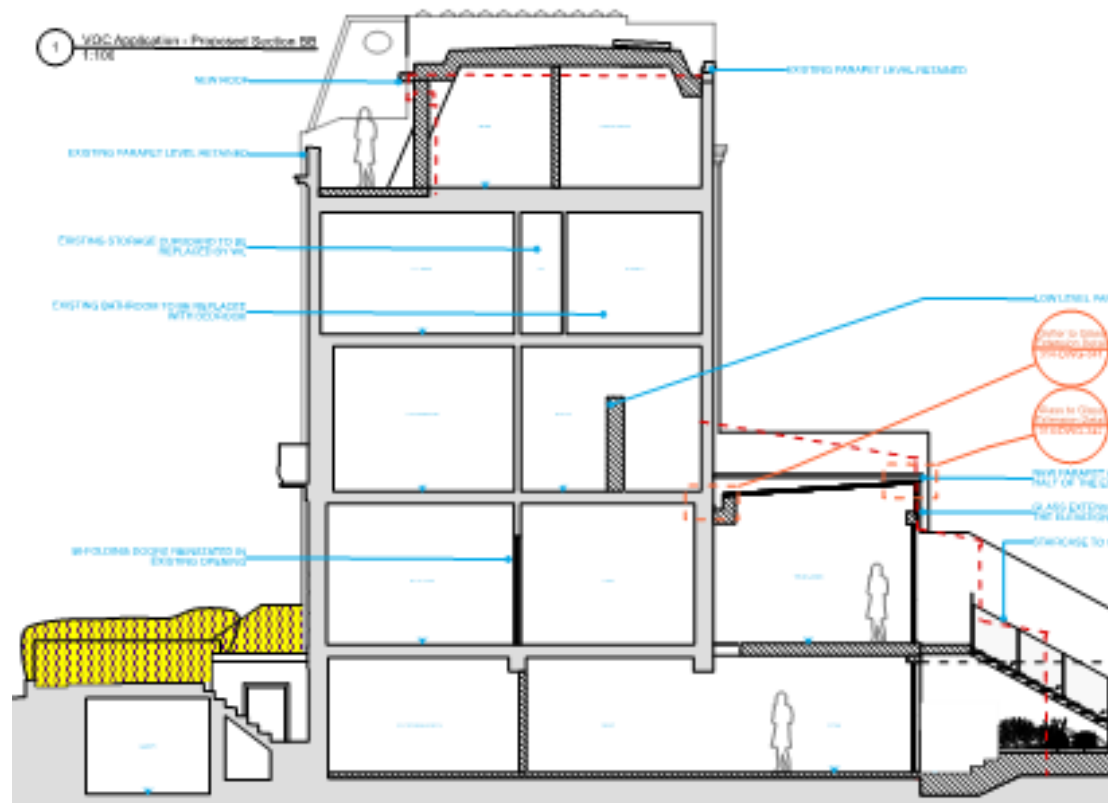
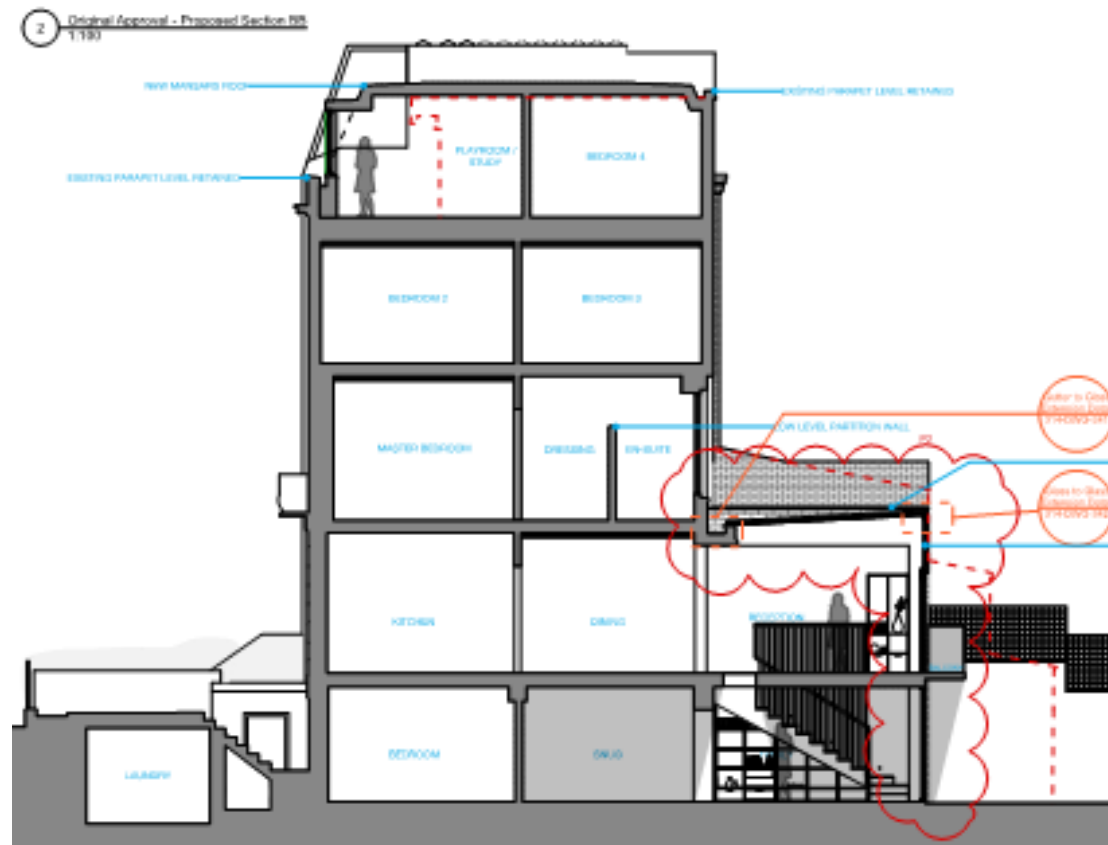
OA and CP Third Floor



OA and CP Roof Floor



OA and CP Section



OA and CP Elevation



OA and CP Elevation



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/10/2022
		N/A / attached		Consultation Expiry Date:	11/09/2022
Officer				Application Number(s)	
Ewan Campbell				i) 2022/1376/P ii) 2022/3427/L	
Application Address				Drawing Numbers	
72 Albert Street Camden London NW1 7NR				See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>i) Variation of Condition 3 (Approved Plans) for planning permission ref 2020/1654/P dated 02/12/2022 for 'Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension and associated external and internal alterations'. Changes include reinstatement of bi-folding doors at roof level, alteration to rooflight, balcony extended, new roof design, external staircase, and alteration to fenestrations</p> <p>(ii) Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension and fenestration alterations. Internal works include removal of non-original crittal door, radiators and cupboards to allow for an open-plan layout in basement, low level partition wall and general reconfiguration of en-suites layout on first floor, existing bathroom to be replaced with a bedroom and WC to be positioned within existing storage cupboard, installation of roof over new dormer windows at roof level</p>					
Recommendation:		i) Grant conditional planning permission ii) Grant listed building consent			
Application Type:		i) Variation or Removal of Condition Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notices</i>			
Informatives:				
Consultations				
Summary of consultation:	Site notice(s) were displayed near to the site on the 15/06/2022 and 12/08/2022 for each respective application. The consultation end dates were 09/07/2022 and 05/09/2022 The development was also advertised in the local press on the 16/06/2022 and 18/08/2022 and expired on the 10/07/2022 and 11/09/2022 for each respective application			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	The Council received no letters during the statutory consultation process.			
Camden Town Conservation Area Advisory Committee (CAAC):	A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows: <div><div>1. The loss of the original pier in the basement results in the loss of historic form</div><div>2. An open plan basement is something that Camden has refused in other applications</div><div>3. First floor roof light will cause light pollution and will detract from listed building</div><div>4. The balcony will have adverse impact on residential amenity and increase noise</div><div>5. Roof alterations are considered poor precedents and should be resisted.</div></div> <u>Officer's response:</u> <div><div>1. <i>Issues in relation to design, heritage and amenity are addressed in paragraphs 3.6, 3.7 and 4.2</i></div></div>			

Site Description

The site is located within Camden Town Conservation Area which can be divided into two sub areas of distinct character; the busy commercial and retail area and the quieter residential area. The site sits within sub area 2 and within the quieter residential area.

The dwelling is a grade II listed building and is occupied as a single family dwelling house.

Relevant History

The planning history for the application site can be summarised as follows:

Host property

2020/1654/P (with 2020/2323/L) - Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension. (Granted 22/12/2020)

2021/5060/P (with 2021/5290/L) - Variation of condition 3 (approved plans) of planning permission 2020/1654/P dated 22/12/2020 (for the erection of a replacement mansard roof extension and erection of a replacement double storey rear extension) CHANGES ARE: to vary the drawing numbers to reflect the revised plans that were intended to form the approved development (Granted 02/12/2021)

Neighbouring properties

68 Albert Street

2021/6001/P - Replacement of existing conservatory with infill extension, insertion of rooflight to existing dormer, replacement of fenestration to existing rear extension and front lightwell, internal alterations. **Granted 08/08/2022**

74 Albert Street

2021/6169/P - Removal of existing lower ground floor windows and door on the rear elevation and replacement with bi-folding doors all in association with existing single family dwelling. **Still pending consideration**

Relevant policies

National Planning Policy Framework (2021)
The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A4** Noise and vibration
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- CPG Amenity (2021)

Conservation Statements:

- Camden Town Conservation Area Statement (2007)

1. The proposal

1.1. The original proposal which was approved (under 2020/1654/P and later varied under 2021/5060/P) was for:

- Replacement of mansard roof extension
- Double storey rear extension
- Alterations to fenestrations including roof lights

The current application includes the following amendments to the original permission

- Installation of roof over new dormer windows at roof level
- Alteration to balcony and formation of new staircase
- Alteration to roof light
- Reduction in mansard roof extension size to accommodate a roof terrace
- Alteration of mansard windows to sliding doors

As part of the Listed Building Consent, the internal works include:

Internal works

- Reinstatement of original hearth and fireplace on the Lower Ground Floor
- Removal of non-original crittal door, radiators and cupboards to allow for an open-plan layout in basement, Low level partition wall to prevent division of existing room and general reconfiguration of en-suites layout on first floor
- Existing bathroom to be replaced with a bedroom and WC to be positioned within existing storage cupboard

2. Assessment

The principal considerations material to the determination of this application are as follows:

- Design, Heritage and Conservation
- Amenity

3. Design and Conservation

3.1. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

3.2. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

3.3. The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states:

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.'

3.4. Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council

will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Application site and assessment of significance

- 3.5. Albert Street was laid out and developed around 1844-45. The terraced housing along both sides of the street are listed Grade II. Nos 70 and 72 were built as an identical pair of houses within an irregular terrace of 20 houses (Nos 50-88) on the west side of Albert Street. The terrace is well mannered with slight variations in detail illustrating the predilections of the different builders who speculatively built adjacent pairs of houses on this side of the road.

Assessment of proposals

Internal works

- 3.6. Internally, compared with the previous approvals on site the current application only includes the removal of an additional partition wall within the basement on the lower ground floor. On the ground floor internal bi fold doors are being restored and a small door connecting the hallway to the study room is being proposed. On the first floor the internal doors to the bathroom are being altered. On the second and third/roof floor there are more significant works, with new partition walls, WC's and internal doors. Overall, the internal works are not considered to significantly harm the internal fabric and character of the building and furthermore, they do not significantly deviate from the internal works previously approved in the original listed building consent. The proposal is thus considered to preserve the special historic significance of the listed building and its setting.

External works

- 3.7. Externally, at lower ground floor level the fenestrations and scale are being kept as previously approved. The ground floor alterations include extending the balcony to be full width, providing a new access door and then have a staircase down to the garden. The form and level of glazing is staying the same and means the impact compared with the previous approval is minimised. The only other external alteration before the roof level is the reduction in size of the proposed roof light which is supported. On the roof, the mansard is proposed to be set back from the front elevation, providing space for a small terrace and the doors are being replaced by sliding doors. Whilst this new design differs from the design at no.70 the mansard roof extension is set back by 2.2m and therefore will be relatively obscured from views from the street. The sliding doors will not impact on the character of the front elevation of the building nor the street as a whole due to the fact that they will be largely obscured from views from the street. Therefore the proposed changes, are considered not to result in additional harm to the significance of the listed building nor the character or appearance of the conservation area
- 3.8. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.
- 3.9. As such, the proposed development would preserve the significance of the host listed building and the character or appearance of the Camden Town Conservation Area, meeting the statutory tests set out in the NPPF and complying with policies D1 and D2 of the Camden Local Plan.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 4.2. Due to the modest scale of the external works being proposed, issues relating to loss of outlook, increased sense of enclosure and loss of daylight and sunlight are not considered to be significant. The roof light on the ground floor extension is actually being reduced in comparison to the approved scheme and means that the light pollution situation is actually improving. The main amenity concerns relate to the approved terraces that are proposed to be extended. For the ground floor terrace, and its enlargement, this will not significantly increase overlooking or loss of privacy as the privacy screens will be retained as confirmed in drawing 314-

DRW-121. The character along the rear of Albert Street remains one of terraces at different heights, so a level of overlooking is always expected. For the roof level terrace this is to the front and therefore will not impact neighbours across the street where the windows that face the application site are approximately 31m away. For the neighbours either side there are flank walls blocking views. Furthermore in terms of noise, there is no indication or evidence to suggest that increasing the size of the terraces will mean that there will be a significant amount of noise as it cause disturbance for the neighbours. It must be noted that the terraces will be used by the occupiers who live in this single family dwelling.

- 4.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

5. Conclusion and Recommendation

- 6.1 In conclusion, the proposed works would preserve the significance and setting of the listed building and the character and appearance of the Camden Town Conservation Area. As such, the proposals are considered to accord with the requirements of policies D1 and D2 of the Camden Local Plan and it is recommended that planning permission and listed building consent are granted subject to relevant conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th of 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: 2022/1376/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 21 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

Miltiadou Cook Mitzman Architects Llp
1 Primrose Mews
Sharples Hall Street
London
NW1 8YW

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**72 Albert Street
London
Camden
NW1 7NR**

DECISION

Proposal:

Variation of Condition 3 (Approved Plans) for planning permission ref 2020/1654/P dated 02/12/2022 for 'Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension and associated external and internal alterations'. Changes include reinstatement of bi-folding doors at roof level, alteration to rooflight, balcony extended, new roof design, external staircase, and alteration to fenestrations

Drawing Nos: Superseded Plans: (314-DWG-)000 Rev P1; 101 Rev P3; 102 Rev P5; 103 Rev P3; 104 Rev P2; 105 Rev P2; 106 Rev P2; 111 Rev P2; 120 Rev P1; 121 Rev P3; 340 Rev P1; 341 Rev P1; 342 Rev P1; 800 Rev P4.

Proposed Plans: 314-DWG-101 (P6), 314-DWG-102 (P7), 314-DWG-103 (P4), 314-DWG-104 (P3), 314-DWG-105 (P4), 314-DWG-106 (P3), 314-DWG-111 (P5), 314-DWG-120 (P3), 314-DWG-121 (P6), 314-DWG-121-02 (P2), 314-DWG-800 (P6), 314-DWG-101-01 (P2), 314-DWG-101-02 (P2), 314-DWG-102-01 (P2), 314-DWG-102-02 (P3), 314-DWG-103-01 (P1), 314-DWG-103-02 (P1), 314-DWG-104-01 (P1), 314-DWG-104-02 (P1), 314-DWG-105-01 (P2), 314-DWG-105-02 (P2), 314-DWG-106-01 (P2), 314-DWG-106-02 (P2), 314-DWG-111-01 (P1), 314-DWG-111-02 (P2), 314-DWG-120-01 (P1), 314-DWG-120-02 (P1), 314-DWG-121-01 (P1), 314-DWG-121-02 (P1) and Variation of Condition Statement

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 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: 314-DWG-101 (P6), 314-DWG-102 (P7), 314-DWG-103 (P4), 314-DWG-104 (P3), 314-DWG-105 (P4), 314-DWG-106 (P3), 314-DWG-111 (P5), 314-DWG-120 (P3), 314-DWG-121 (P6), 314-DWG-121-02 (P2), 314-DWG-800 (P6), 314-DWG-101-01 (P2), 314-DWG-101-02 (P2), 314-DWG-102-01 (P2), 314-DWG-102-02 (P3), 314-DWG-103-01 (P1), 314-DWG-103-02 (P1), 314-DWG-104-01 (P1), 314-DWG-104-02 (P1), 314-DWG-105-01 (P2), 314-DWG-105-02 (P2), 314-DWG-106-01 (P2), 314-DWG-106-02 (P2), 314-DWG-111-01 (P1), 314-DWG-111-02 (P2), 314-DWG-120-01 (P1), 314-DWG-120-02 (P1), 314-DWG-121-01 (P1), 314-DWG-121-01 (P1) and Variation of Condition Statement

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

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

- 6 The use of the new rear balcony shall not commence until the privacy screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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).
- 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:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2022/3427/L
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 21 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

Miltiadou Cook Mitzman Architects Llp
1 Primrose Mews
Sharples Hall Street
London
NW1 8YW

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
72 Albert Street
London
Camden
NW1 7NR

DECISION

Proposal:

Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension and fenestration alterations. Internal works include removal of non-original crittal door, radiators and cupboards to allow for an open-plan layout in basement, low level partition wall and general reconfiguration of en-suites layout on first floor, existing bathroom to be replaced with a bedroom and WC to be positioned within existing storage cupboard, installation of roof over new dormer windows at roof level

Drawing Nos: 314-DWG-101 (P6), 314-DWG-102 (P7), 314-DWG-103 (P4), 314-DWG-104 (P3), 314-DWG-105 (P4), 314-DWG-106 (P3), 314-DWG-111 (P5), 314-DWG-120 (P3), 314-DWG-121 (P6), 314-DWG-121-02 (P2), 314-DWG-800 (P6), 314-DWG-101-01 (P2), 314-DWG-101-02 (P2), 314-DWG-102-01 (P2), 314-DWG-102-02 (P3), 314-DWG-103-01 (P1), 314-DWG-103-02 (P1), 314-DWG-104-01 (P1), 314-DWG-104-02 (P1), 314-DWG-105-01 (P2), 314-DWG-105-02 (P2), 314-DWG-106-01 (P2), 314-DWG-106-02 (P2), 314-DWG-111-01 (P1), 314-DWG-111-02 (P2), 314-DWG-120-01 (P1), 314-DWG-120-02 (P1), 314-DWG-121-01 (P1), 314-DWG-121-01 (P1) and Variation of Condition Statement

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 314-DWG-101 (P6), 314-DWG-102 (P7), 314-DWG-103 (P4), 314-DWG-104 (P3), 314-DWG-105 (P4), 314-DWG-106 (P3), 314-DWG-111 (P5), 314-DWG-120 (P3), 314-DWG-121 (P6), 314-DWG-121-02 (P2), 314-DWG-800 (P6), 314-DWG-101-01 (P2), 314-DWG-101-02 (P2), 314-DWG-102-01 (P2), 314-DWG-102-02 (P3), 314-DWG-103-01 (P1), 314-DWG-103-02 (P1), 314-DWG-104-01 (P1), 314-DWG-104-02 (P1), 314-DWG-105-01 (P2), 314-DWG-105-02 (P2), 314-DWG-106-01 (P2), 314-DWG-106-02 (P2), 314-DWG-111-01 (P1), 314-DWG-111-02 (P2), 314-DWG-120-01 (P1), 314-DWG-120-02 (P1), 314-DWG-121-01 (P1), 314-DWG-121-01 (P1) and Variation of Condition Statement

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

Informative(s):

- 1 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.
- 2 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.

- 3 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.

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