

239 Camden High Street 2026/2120/P

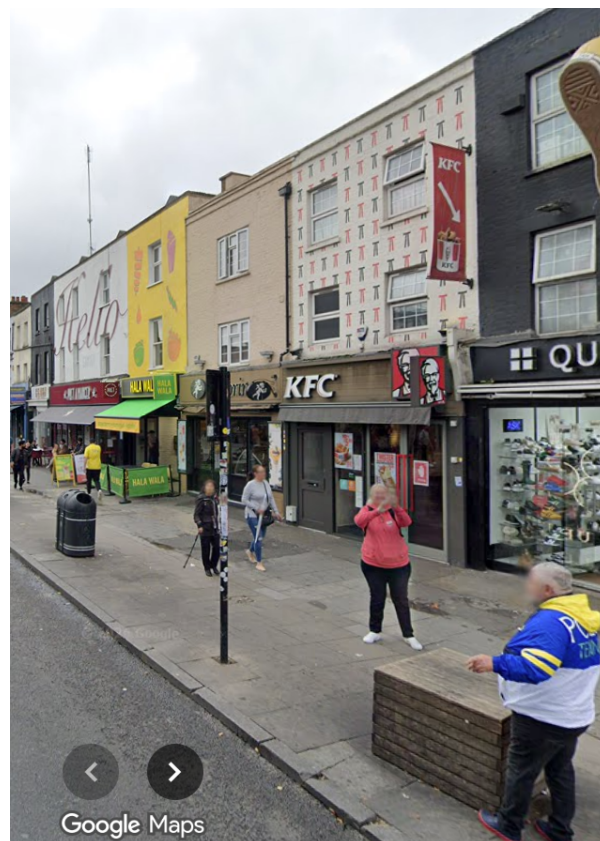


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2026-2120-P – 239 Camden High Street – Photos and Proposals



Indicative aerial image of location (Google Maps)



Application relates to first and second floors of 239 Camden High Street

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	08/09/2026
		N/A / attached	Consultation Expiry Date:	10/08/2026
Officer			Application Number(s)	
Adam Greenhalgh			2026/2120/P	
Application Address			Drawing Numbers	
KFC 239 Camden High Street London NW1 7BU			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 3 (hours of use) of planning permission 2014/6046/P allowed on appeal on 19/08/2015 (APP/X5210/W/15/3011324) (as varied by permission ref. 2016/1434/P dated 22/04/2016) for Change of use for the 1st floor to become part of the KFC trading area and extension to the rear for staff and storage areas and ancillary works to both floors in association with the existing trading KFC restaurant and takeaway on the ground floor (summary); namely, extension of opening hours to 0900 - 0200 seven days a week.				
Recommendation:		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices (2) were displayed at the rear (Early Mews) in addition to at the front (239 Camden High Street) on 17/07/2026 (expiry 10/08/2026)			
Adjoining Occupiers:	No. of responses	4	No. of objections	4
Summary of consultation responses:	Adjoining occupiers: Four letters of objection were initially received from Flats B and D, 229-235 Camden High Street, the Residents Association for 229-235 Camden High Street and TRACT (Tenants and Residents Associations Camden Town). Objections raised relate to: - Increase in late night noise and disturbance - Anti-social/criminal behaviour - Licenced hours are unacceptable - Conflict with hours of use approved under condition 3 of planning appeal permission ref. APP/X5210/W/15/3011324 - Increase in waste and litter. - Conflict with Camden’s policies on protecting residential amenity and managing the night time economy. Following an amendment to the proposal (amounting to a change to the proposed opening hours from until 0400 a.m. (as originally proposed) until 0200 a.m.) two follow up objections were received from Flat B, 229-235 Camden High Street and TRACT which reiterated the objections set out previously. Camden Town Safer Neighbourhood Panel An objection was received from the Camden Town Safer Neighbourhood Panel. Objections raised relate to: - Noise and disturbance - Anti-social/criminal behaviour - Licenced hours are unacceptable - Conflict with hours of use approved under condition 3 of planning appeal permission ref. APP/X5210/W/15/3011324 <u>Officer response:</u> <u>Noise and disturbance:</u> See ‘Amenity of neighbouring occupiers and users’ in Assessment below <u>Anti-social/criminal behaviour:</u> See ‘Safety and Security’ in the Assessment below <u>Environmental health issues:</u> See ‘Other matters’ below <u>Licenced hours are unacceptable:</u> See ‘Other matters’ below			

	<u>Conflict with hours of use approved under condition 3 of planning appeal permission ref. APP/X5210/W/15/3011324: The application proposes a variation to the approved hours under condition 3 of planning appeal permission ref. APP/X5210/W/15/3011324. The relevant planning issues are addressed in the Assessment below.</u>
Kentish Town Police Station	NOTE: The objection was received in response to the <u>original</u> proposal to extend the opening hours until 0400 a.m. and not further to the <u>amended proposal</u> to vary the condition to allow for opening until 0200 a.m.: The Metropolitan Police Service (MPS) Camden Town Safer Neighbourhoods Team (SNT) objects to the application to extend the venue's operating hours to 04:00, arguing it would undermine the licensing objectives of public safety and prevention of crime and disorder. The venue currently operates until 23:30 (Mon–Thurs) and midnight (Fri–Sat), and is located in Camden Town, a known night-time economy hotspot for crime and disorder. Late-night refreshment venues in the area are linked to violent incidents, robberies, and drug-related activity, both inside and nearby. Intoxicated patrons are particularly vulnerable as victims and can also contribute to disorder. Criminals reportedly use such venues to loiter, blend in and target victims, with some incidents involving mopeds and connections to drug dealing. Extending hours would likely increase footfall late at night, prolonging exposure to risk and potentially increasing crime levels, despite some recent reductions in robbery. Whilst the venue is a commercial premises there are residential flats located above the adjoining commercial premises who would be impacted by the increase in noise associated with people loitering and attending a late night premises. Police resources are already stretched during early morning hours, reducing capacity for prevention and response. The MPS highlights that the area already feels unsafe after 01:00, with reports of reduced nighttime footfall and safety concerns, including volunteers from a night safety bus leaving early due to risk. Conclusion: The MPS recommends refusal of the application to change the hours of use, as longer hours are likely to increase crime, disorder, and public safety risks in the area <u>Officer comments:</u> See 'Safety and Security' in the Assessment below
Designing out crime office – Metropolitan Police	NOTE: The objection was received in response to the <u>original</u> proposal to extend the opening hours until 0400 a.m. and not further to the <u>amended proposal</u> to vary the condition to allow for opening until 0200 a.m.: I am happy for the hours to be extended in line with some of the other venues but it would be our strong belief that staying open until 0400 every morning could create an unwelcome precedent and lead to an increase in crime and ASB within the area. <u>Officer comments:</u> See 'Safety and Security' in the Assessment below

Site Description

The application site comprises a three storey terraced building located midway along Camden High Street, midway between the underground station and the canal. It is in use as a KFC restaurant in its entirety with customer areas on the ground and first floors and ancillary areas on the second floor. The site is next to the Camden Town Conservation boundary, approximately 15m to the east. The surrounding area is defined by a dense mix of retail, food outlets and leisure uses. Neighbouring properties include restaurants, alongside numerous independent cafés, takeaways, and convenience stores. The wider high street also supports a strong night-time economy, with pubs, bars, and music venues.

Relevant History

2014/6046/P - Change of use of first and second floor from part 4 bedroom maisonette (Use Class C3) to restaurant (Use Class A3), erection of single storey first floor rear extension, relocation of kitchen extract duct, raise rear parapet of ground floor rear extension, new shopfront and awning, installation of ground floor rear door, and new roof plant to rear extension. Planning permission refused 03/03/2015. Appeal (ref. APP/X5210/W/15/3011324) allowed 19/08/2015. The appeal was allowed subject to a number of conditions, including the following hours of use:

Condition 3: The use hereby permitted shall not take place outside the following hours:

0900 – Midnight: Mondays to Saturdays; and
0900 – 2200: Sundays and Bank Holidays.

Relevant policies

National Planning Policy Framework 2026

The London Plan 2021

SD6 – Town centres and high streets

SD7 – Town centres: development principles and Development Plan Documents

Camden Local Plan 2017

A1 – Managing the impact of development

A4 – Noise and vibration

C5 – Safety and security

TC2 – Camden's centres and other shopping areas

Proposed Submission Draft Camden Local Plan (DCLP)

The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The examination of the draft Local Plan is currently ongoing and hearings were held from 19 May 2026 to 11 June 2026.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Camden Local Plan (DCLP) is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be

given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

Camden Planning Guidance (CPG)

CPG Amenity (2021)

CPG Town centres and retail (2021)

Assessment

1. The proposal

Planning permission was previously granted at appeal (ref. APP/X5210/W/15/3011324, LB Camden ref: 2014/6046/P) for the following works:

Change of use of first and second floor from part 4 bedroom maisonette (Use Class C3) to restaurant (Use Class A3), erection of single storey first floor rear extension, relocation of kitchen extract duct, raise rear parapet of ground floor rear extension, new shopfront and awning, installation of ground floor rear door, and new roof plant to rear extension.

This application seeks approval for the variation of condition 3 which secures opening hours at the site to enable the existing use to be open for longer.

Condition 3 of APP/X5210/W/15/3011324 currently secures the following opening hours:

- 0900 - Midnight: Mondays to Saturdays; and
- 0900 - 2200: Sundays and Bank Holidays.

Original proposal:

When the application was submitted it proposed that condition 3 be varied to read as follows:

“The use hereby permitted shall not take place outside the following hours: 0900 - 0400: Mondays to Sundays; and Bank Holidays”

The proposal was to amend the closing time to 04:00 daily, representing an extension of four hours from Monday through Saturday, and an extension of six hours on Sundays and Bank Holidays. The existing opening time of 09:00 daily would remain unchanged.

Amended proposal:

Further to concerns raised within consultation responses and by officers in relation to the potential effects on amenity and safety arising from the use until 0400 a.m. the applicant amended the proposal during the course of the application as follows: 'The use hereby permitted shall not take place outside the following hours: 0900 - 0200 seven days a week'.

The proposal was amended 28 days prior to the application being prepared for a decision.

Licencing background

The premise holds a Late Nights Refreshments Licence (ref PREM-LIC\1915) permitting the sale of late night refreshments until the following hours:

23:30 Monday - Thursday

00:00 Friday & Saturday

Any planning conditions do not override licencing requirements, nor does it seek to duplicate them.

2. Assessment

The material considerations for this application are summarised as follows:

- Town centre uses
- Public safety and security
- Amenity of neighbouring occupiers and users
- Other matters (Licencing/Environmental Health issues – littering/odour)

3. Town centre uses

3.1. The site is identified as a 'Major Town Centre' in the London Plan, where policy SD6 requires the management of vibrant daytime, evening and night-time activities to be promoted to enhance town centre vitality and viability, having regard to the role of individual centres in the night-time economy. Policy SD7 of the London Plan also requires boroughs to take a 'town centres first' approach, requiring main town centre uses to be located within town centres and discouraging out-of-centre development of main town centre uses.

3.2. Policy TC4 of the Local Plan recognises the contribution that new shops, services, food, drink and entertainment uses can add to the vitality and vibrancy of Camden's centres and local areas and seeks to ensure that these uses and other town centre uses do not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. Further guidance is provided within the Town Centres and Retail CPG. In this instance, the site is already in food and drink use, and permission is being sought for an extension to the existing opening hours until 0200am seven days a week.

3.3. The Town Centres Retail CPG notes that it may be appropriate to attach conditions to planning permission for food and drink and entertainment uses to control hours of operation. In some instances, depending on the location, character of the area, the nature of the proposed use and its likely impact on amenity, earlier closing times may be more appropriate. However, in more commercial areas within the designated centres, that have significant amounts of food, drink and entertainment uses, limited residential development and are well served by public transport during the late evening/night, later closing times (beyond midnight) may be applied. All such applications will be assessed on a case-by-case basis.

3.4. In this case, the site is located on the very busy Camden High Street, within Camden Town which is identified as a Major Town Centre and is well served by public transport. Although there are existing residential occupiers nearby; these are located within an area with an existing established and historic nighttime economy where such uses and opening hours are to be expected. The London Plan classifies Camden Town town centre as having a night-time economy of international or national importance (tier NT1). Supporting late night uses in such areas is important to local, regional and national objectives. As such, this is considered a suitable location for later opening hours for the restaurant which would contribute to the nighttime economy and the vitality and viability of the town centre.

4. Public safety and security

4.1. Policy C5 'Safety and security' states that the Council will aim to make Camden a safer place. The Council will work with partners to tackle crime, fear of crime and antisocial behaviour; require developments to demonstrate that they have incorporated design principles which contribute to community safety and security and promote safer streets and public areas. Policy D1 (Design) also includes a requirement for development to be secure and designed to minimise crime and antisocial behaviour.

- 4.2. The proposal is now for the use of the premises from 0900 a.m. to 0200 a.m. on any day. The use, which is lawful, is currently subject to restricted hours as follows: 0900 - Midnight: Mondays to Saturdays; and 0900 - 2200: Sundays and Bank Holidays.
- 4.3. Officers do not consider that the proposed hours of use (until 0200 a.m. on any day) would cause undue risks to the safety and security of users of the site and persons in the area. The 'Designing out crime' department of the Metropolitan Police has been consulted but no significant objections are raised to the extension to the opening hours if they are in line with other late-night establishments in the area. There are establishments which have consent for similar opening hours, such as The Elephant's Head public house at 224 Camden High Street, London, NW1 8QR, which is open until 02:00 a.m. from Mondays to Sundays. The site would be consistent with supporting the late night economy in this major town centre.
- 4.4. No physical alterations are proposed and the extended opening hours for which consent is sought would not result in undue risks to safety or security in the area.
- 4.5. It should be noted that the condition, when it was imposed, was to protect the amenity of neighbouring occupiers, vis 'As the proposal would result in an increase in A3 floor space it is considered reasonable to impose a condition on the hours of use'. There were no safety or security concerns when the planning permission was granted (subject to conditions) and the now proposed operating hours would also not result in any undue harm to the safety or security of the area.

5. Amenity of neighbouring occupiers and users

- 5.1. Policy A1 'managing the impact of development' of the Local Plan 2017 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 also seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents.
- 5.2. The site lies in the centre of Camden Town Centre which includes several late-night uses. There are three public houses in Camden High Street (The Elephant's Head at no. 224, the Oxford Arms at no. 265 and the Buck's Head at no. 202). Furthermore, there are several late-night hot food establishments in the area. The proposal to allow the use of the existing restaurant/takeaway until 0200 a.m. seven days a week would not result in a significant increase in noise or disturbance from within the building or in the surrounding area compared to the existing arrangements and the character of this part of the town centre. This is a major town centre with international and national importance in terms of late-night economy, long established for many decades. The reasonable expectations for residential amenity levels in a key area of London night life must clearly be less than those for quieter and more residential areas. There are no reasons to suggest that the patterns of use would include significant peaks which would result in undue noise outbreaks from the premises or on the adjoining roads/streets. Given the commercial character of the area and prevailing noise climate, it is not considered that the proposal would result in any unacceptable or unreasonable increases in the noise climate.
- 5.3. No extensions are proposed to the building envelope and so there would be no impacts on the light, outlook or privacy of any neighbouring occupiers.
- 5.4. Although the proposals would extend the opening hours of the existing restaurant, the operation and use would continue as per the existing arrangements; and given the location of the site within the Camden Town Centre, it is considered an appropriate location for late night opening hours. It is concluded that the proposals would not unduly affect the amenity of any neighbouring occupiers in terms of noise or disturbance, light, privacy or outlook compared to the existing situation.

6. Other matters (Licencing/Environmental Health issues – littering/odour)

- 6.1. Objections are raised (by neighbouring occupiers) on the grounds that planning permission should

not replicate the conditions of the licence for the premises (which include late night opening). However, the relevant planning considerations have been considered above, independently of any licencing arrangements. A planning application is required to be considered in relation to the relevant planning considerations and this has been undertaken above.

- 6.2. Policy DM7 of the NPPF says that planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes, and decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.
- 6.3. Objections are raised on grounds of environmental health issues – littering and odour emissions. Littering of public spaces is for the Council’s Environmental Health and Highways teams to control. Littering of adjoining private space is a matter for civil action and the emission of noxious odours is a matter for Environmental Health control and civil action. Nevertheless, the site will continue to be operated and managed in accordance with the existing arrangements, and the extended opening hours are not considered to materially affect potential littering or odour emissions compared to the existing.
- 6.4. Hot food takeaways can have wide public health impacts, worsening health inequalities and impact for those with protected characteristics. However, these types of use are best placed in major town centres and commercial areas like this. NPPF policy HC5 says proposals for hot food takeaways should be refused within reasonable walking distance of where children and young people congregate, unless the location is within a designated town centre which is the case here. They should also be refused in locations where there is evidence a concentration of such uses is having an adverse impact on local health or anti-social-behaviour. Whilst the police have claimed it may increase crime and anti-social-behaviour, they have provided no supporting evidence for this in this location.

7. RECOMMENDATION

- 7.1. Grant permission for the variation of condition 3 of planning appeal permission ref. APP/X5210/W/15/3011324 (LB Camden ref: 2014/6046/P)

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday August 24th 2026, 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: 2026/2120/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 18 August 2026

Development Management
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WA16 6DX
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

KFC

239 Camden High Street
London
NW1 7BU

DECISION

Proposal:

Variation of condition 3 (hours of use) of planning permission 2014/6046/P allowed on appeal on 19/08/2015 (APP/X5210/W/15/3011324) (as varied by permission ref. 2016/1434/P dated 22/04/2016) for Change of use for the 1st floor to become part of the KFC trading area and extension to the rear for staff and storage areas and ancillary works to both floors in association with the existing trading KFC restaurant and takeaway on the ground floor (summary); namely, extension of opening hours to 0900 - 0200 seven days a week.

Drawing Nos: Please refer to relevant conditions below.

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 have been begun not later than the end of three years from the date of the original permission reference 2014/6046/P allowed on appeal on 19 August 2015 (APP/X5210/W/15/3011324) (as varied by permission ref. 2016/1434/P dated 22/04/2016).

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The use hereby permitted shall not take place outside the hours 0900 - 0200 the following day, seven days a week

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 5dBA, or by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

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

2188/G012: 2188/G099: 2188/G210 Rev D: 2188/G211 Rev C: 2188/PL301 Rev A: - Site Location Plan; Block Plan. Existing Floor Plans. Existing and Proposed Shop Front Elevations to 237- 239 Camden High Street, Existing and Proposed Rear Elevations to 237-239 Camden High Street, Proposed Floor Plans of 239 Camden High Street, Topographical Survey of 237-239 Camden High Street

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

Informative(s):

- 1 Biodiversity Net Gain (BNG) Informative (1/3):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because the planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

2 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

3 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

- 4 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 6 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, Building.Control@camden.gov.uk (tel: 020-7974 4444).
- 7 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION