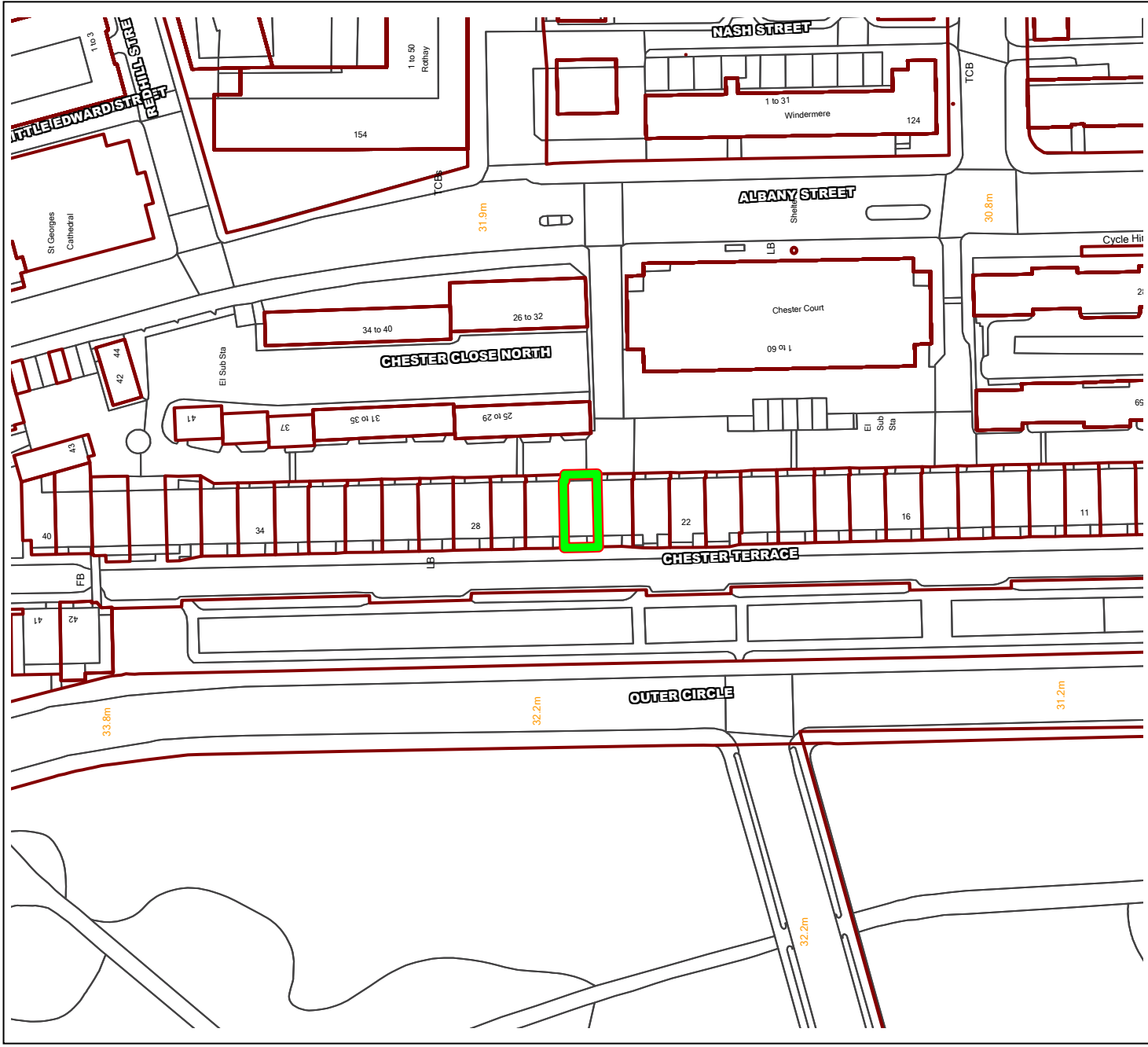


25 CHESTER TERRACE, NW1 4ND - 2026/0973/P & 2026/1162/L - MAP



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25 Chester Terrace

25 Chester Terrace, NW1 - 2026/0973/P & 2026/1162/L - Drawings and photos



Front elevation (lower ground floor alterations, within front lightwell, proposed):

1 Existing Front Elevation
GHV 1:100 @ A3

2 Demolition Front Elevation
GHV 1:100 @ A3

3 Proposed Front Elevation
GHV 1:100 @ A3

General Notes:

- Front windows to be retained and restored with double glazing.
- Rear windows to be replaced with like for like with slim double glazing.

Proposed Drawing
Planning & LBC

Rev.	Notes	Date	By
P02	Glazed door added to lightwell to enclose foyer space	25.12.16	WW
P01	Conservation rooflight removed from front elevation	23.07.27	EG

Project: 25 Chester Terrace, London, NW1 4ND
Date: Oct 22
Scale: 1:100@A3
Drawn: CS
Rev.: R01
dwg. no: GHV-210
Rev.: P02

BB PARTNERSHIP
 CONSULTING ARCHITECTS
 Studios 33-34, 10 Parkway St, London, N7 8EL
 Tel: 020 7336 8833 • Fax: 020 7336 8834 • www.bbpartnership.co.uk
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SCALE 1:100

0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

Removed steps and floor lowered
Door opening relocated

Window Grills to be removed

Balustrade to be refurbished
Asphalt to balcony to be replaced

New glazed doors to lightwell to enclose foyer space
Floor lowered to match proposed lower ground floor

CHECK ALL DIMENSIONS ON SITE



Rear elevation (one door to be replaced)

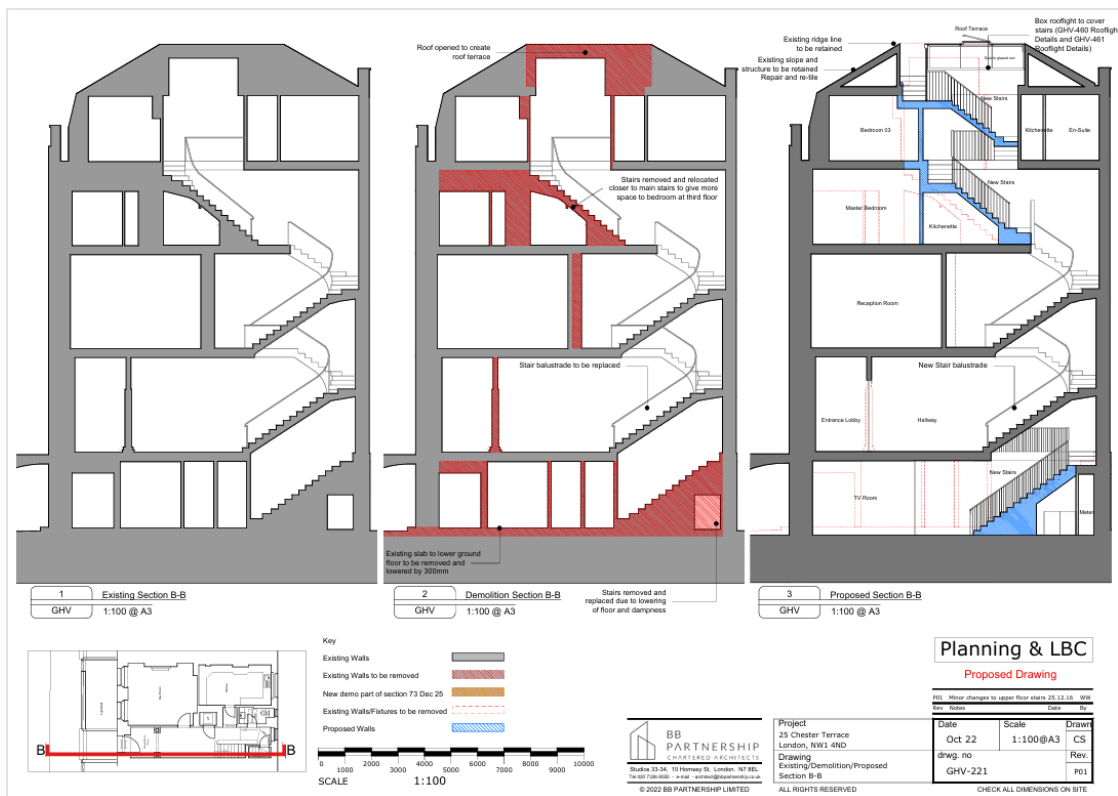




Stairs to Third floor



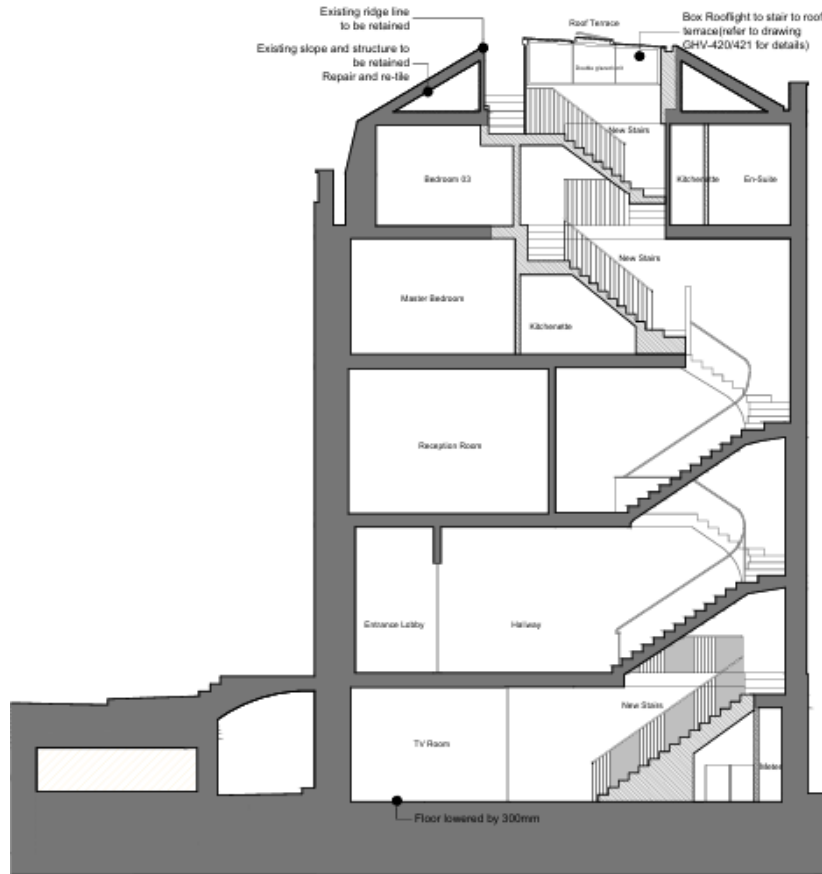
Collapsed ceiling at third floor bedroom



Stairs and amended skylight to roof terrace (Note: Roof cannot be seen within the Conservation Area)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	28/05/2026
		N/A / attached	Consultation Expiry Date:	22/02/2026
Officer			Application Number(s)	
Adam Greenhalgh			2026/0973/P & 2026/1162/L	
Application Address			Drawing Numbers	
25 Chester Terrace NW1 4ND			<i>Refer to decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>2026/0973/P – 'S.73' application for minor material amendment of planning permission 2023/0791/P, granted 05/12/2023 for 'Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear'. Proposal is to vary condition 2 (approved drawings) to enable updated internal layouts and changes to roof terrace access stair.</p> <p>2026/1162/L – Listed Building Consent for works proposed under 'S.73' planning application for minor material amendment of planning permission 2023/07901/P, granted 05/12/2023 for 'Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear', vis: updated internal layouts and changes to roof terrace access stair.</p>				
Recommendation:		Grant conditional planning permission and listed building consent		
Application Type:		Full Planning Permission and Listed Building Consent		

Conditions or Reasons for Refusal:	<i>Refer to Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	A planning application and a Listed Building Consent site notice (2) were displayed at the front of the site on 25/03/2026 (expiry 18/04/2026). A planning application and a Listed Building Consent press advertisement (2) were published on 02/04/2026 (expiry 26/04/2026).			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	No responses were received from any neighbouring occupiers.			
Regent's Park Conservation Area Advisory Committee:	<p>The Regent's Park Conservation Area Advisory Committee raised the following concerns:</p> <p><u>Lower ground floor layout:</u> Concerned that the details of the new screen and door under the front entrance steps were needed in the context of a Grade I Listed Building, but were not provided. This screen is visible from the public domain in oblique views along the terrace main elevation. Also concerned about service runs to the former coal cellars, their impact on the Listed Building, and possible external lighting for the area steps.</p> <p><u>Roof:</u> Object to the height of the proposed stair enclosure which appears higher than the line of the retained front roof slope. It has long been established that this form of roof terrace is acceptable on Chester Terrace, so long as no part of the new structures is higher than the line of the retained front roof slope. This is to prevent disruption of the major view of the terrace with its unified roof line which is visible in very long distance views across the park. We are also concerned about light pollution in an area where artificial light levels should be as low as possible.</p> <p><u>Rear elevation:</u> No objections</p> <p><u>Officer response:</u></p> <p><u>Lower ground floor layout:</u> <i>Minor spatial reconfigurations have been made, including repurposing the garage area as a kitchen and WC, alongside the introduction of fire safety doors. Because the fabric at this level dates to the 1960s, these alterations do not result in the loss of historic material and respect the subservient nature of the lower ground floor.</i></p> <p><u>Roof:</u> <i>The proposed sectional drawing (copied below) demonstrates that the proposed stair enclosure would not be visible from street level, or indeed from any neighbouring public vantage points. Furthermore, the level of lighting which would be used would not result in any significant lightspill to the detriment of the architectural or historic integrity of the Listed building or the character or appearance of the Conservation area:</i></p>			



2 Proposed Section B-B
GHV 1:100 @ A3

Proposed Drawing

Planning & LBC

Key	
Existing Walls	
New Walls	
Walls to be demolished	
No works proposed	

P03	Internal layout amendments and new roof access stair design	25.12.17	WW
P02	Mechanical removed from left space	23.11.16	GG
P01	Mechanical equipment shown in left space	23.07.27	GG
Rev	Notes	Date	By

1:10000

BB PARTNERSHIP
CHARTERED ARCHITECTS
Studios 33-34, 13 Horney St, London, N7 8EL
Tel 020 7338 8833 • email: arch@bbpartnership.co.uk

Project
25 Chester Terrace
London, NW1 4ND
Drawing
Proposed
Sections

Date	Scale	Drawn
Oct 22	1:100@A3	CS
dwg. no	Rev.	
GHV-320	P03	

Historic England:

Historic England were consulted on both applications. They responded to advise that they had no comments for either application. The Historic England response has been endorsed by the Secretary of State.

Site Description

25 Chester Terrace is a grade I listed building designated in May 1974 along with its wider terrace; nos.1-42. The building was designed by John Nash and dates from c.1825. As demonstrated by its high grade of listing the terrace possesses considerable architectural and historic interest as part of an important early 19th century terrace of the Regent's Park Crown Estate development. The application site is located within the Regent's Park Conservation Area and beside the Regent's Park Registered Park and Garden (grade I).

The interior of 25 Chester Terrace was comprehensively rebuilt in the 1960s; consequently, the internal plan form and original finishes from the 19th century have been lost. The building's heritage significance derives primarily from its external composition as part of John Nash's terrace design and the broadly legible hierarchy of its internal spaces.

Relevant History

Planning permission 2023/0971/P - 'Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear' - granted on 05/12/ 2023

Listed Building Consent 2023/1402/L - Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear. Also with internal alterations including; installation of staircase from 3rd floor, and lowering of floor at lower ground floor level – granted 05/12/2023

Relevant policies

National Planning Policy Framework 2024

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development
D1 Design
D2 Heritage

Camden Planning Guidance 2021

CPG Design
CPG Amenity
CPG Home Improvements

Regent's Canal Conservation Area appraisal and management strategy 2008

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (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 in Public by a Planning Inspector concluded on 11 June 2026.

The Proposed Submission Draft Local Plan 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.

Assessment

1. Background

- 1.1. Planning permission 2023/0971/P was granted on 05/12/ 2023 for 'Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear'
- 1.2. Listed Building Consent application (2023/1402/L) for the works AND internal alterations was approved on 05/12/2023 (Description of works: Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear. Also with internal alterations including; installation of staircase from 3rd floor, and lowering of floor at lower ground floor level.)
- 1.3. This S.73 application (2026/0973/P) seeks an amendment to the approved drawings (listed under condition 2) of the planning permission.
- 1.4. The Listed Building Consent application (2026/1162/L) seeks Listed Building Consent for the now proposed works including amended internal alterations.

2. The proposal

- 2.1. The works can be summarised as follows:

Lower Ground Floor Layout: Minor spatial reconfigurations have been made, including repurposing the garage area as a kitchen and WC, alongside the introduction of fire safety doors.

Staircase and Roof Access: Revisions to the stairways include changing the approved design of the lower ground stair to remove the winders, the retention of the existing 1960s second to third-floor stair (with minor tread amendments), and an updated design for the roof terrace access and associated glass rooflight.

Rear Elevation Alterations: The rear access door is to be replaced, and airbricks have been added to facilitate vital internal ventilation.

Architectural Detailing: The refinement of skirting profiles, cornices, doors, architraves, fireplaces, and roof terrace finishes.

3. Assessment

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

- Design and conservation
- The effects on the amenity of neighbouring properties
- Biodiversity Net Gain requirements

Design and Conservation

- 3.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 'design' are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural

features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building. Also, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

- 3.3. The works for which planning permission are required, the amended design of the roof terrace access and associated glass rooflight, would not harm the architectural or historic merits of the Listed building, or have any effects on the character or appearance of the Conservation Area.
- 3.4. The rear elevation of the terrace is highly altered, and these necessary functional updates will cause no harm to the building's significance.
- 3.5. Internally, it should be noted that the proposed alterations do not result in the loss of historic material. The refinement of architectural details replace modern fabric with historically appropriate detailing, which actively improves the period character of the interior.
- 3.6. The proposed minor external and internal alterations have been reviewed by the Council's Heritage Officer, who has advised that they are all acceptable due to being fairly minor changes compared to the consented scheme.
- 3.7. Special attention has been paid to the desirability of preserving the special architectural and historic interest of the listed building and the character or appearance of the conservation area.

4. The effects on the amenity of neighbouring properties

- 4.1. 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.
- 4.2. The proposed external alterations, including the raised rooftop enclosure to the roof terrace and rear elevation alterations would not affect the light, privacy, outlook or security of any neighbouring occupiers and there should be no undue noise or disturbance. The proposals would therefore comply with policy A1.

5. Biodiversity Net Gain (BNG) requirements

- 5.1. Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024. It is important to note that this development is not subject to Biodiversity Net Gain (BNG) requirements as it is below the de minimis threshold. An informative has been added to the decision notice in relation to Biodiversity Net Gain and the Applicant's obligations.

6. CONCLUSION

- 6.1. The proposed internal and external alterations are not considered to harm the architectural or historic merits of the Listed building or the character or appearance of the Conservation Area. The amenity of neighbouring occupiers will not be affected. There are no other significant planning issues raised by the proposals.

7. RECOMMENDATION

Grant planning permission and Listed Building Consent subject to 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 June 22nd, 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: 2026/0973/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 11 June 2026

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

BB Partnership
Unit 33-34
10 Hornsey Street
London
N7 8EL
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

25 Chester Terrace
London
Camden
NW1 4ND

DECISION

Proposal:

'S.73' application for minor material amendment of planning permission 2023/0791/P, granted 05/12/2023 for 'Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear'. Proposal is to vary condition 2 (approved drawings) to enable minor front and rear alterations, updated internal layouts and changes to roof terrace access stair.

Drawing Nos: Existing approved drawings:

001A, 100, 101, 102, 103, 104, 105, 110, 120, 200 P01, 201 P01, 202, 203 P01, 204 P01, 205 P02, 210 P01, 211 P01, 220 P01, 221, 300 P01, 302 P01, 303 P01, 304 P02, 305 P02, 310 P02, 320 P02, 400, 401, 405, 410, 411, 412, 413, 420, 421, 430, 431, 440, 441, 442, 443, 450, 451, 460

Proposed drawings:

200 P02, 201 P02, 202 P01, 203 P02, 204 P02, 205 P03, 210 P02, 211 P02, 220 P02, 221 P01, 300 P02, 301 P02, 302 P02, 303 P02, 304 P03, 305 P02, 310 P04, 320 P02, 401 Rev A, 410 Rev A, 411 Rev A, 412 Rev A, 413 Rev A, 420 Rev A, 421 Rev A, 431 Rev A, 440 Rev A, 441 Rev A, 442 Rev A, 443 Rev A, 450 Rev A, 451 Rev A, 460 Rev A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no. 2 of planning permission 2023/0791/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2:

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

001A, 100, 101, 102, 103, 104, 105, 110, 120, 200 P02, 201 P02, 202 P01, 203 P02, 204 P02, 205 P03, 210 P02, 211 P02, 220 P02, 221 P01, 300 P02, 301 P02, 302 P02, 303 P02, 304 P03, 305 P02, 310 P04, 320 P02, 401 Rev A, 410 Rev A, 411 Rev A, 412 Rev A, 413 Rev A, 420 Rev A, 421 Rev A, 431 Rev A, 440 Rev A, 441 Rev A, 442 Rev A, 443 Rev A, 450 Rev A, 451 Rev A, 460 Rev A

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

- 2 The details of the front lightwell glazed doors, new garage doors and roof terrace details required by condition 4 of planning permission 2023/0791/P and approved under applications 2024/5679/P on February 12th 2025 and 2024/5697/P on 13th February 2025 shall be provided prior to the occupation of the development and permanently retained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted must be begun by December 5th 2026.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 4 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 [and D2 if in CA] 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.

- 4 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 it is a Householder Application.

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

DRAFT

DECISION

Application ref: 2026/1162/L
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 11 June 2026

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

BB Partnership
Unit 33-34
10 Hornsey Street
London
N7 8EL
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Chester Terrace
London
Camden
NW1 4ND

DECISION

Proposal:

Listed Building Consent for works proposed under 'S.73' planning application for minor material amendment of planning permission 2023/07901/P, granted 05/12/2023 for 'Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear', vis: minor front and rear alterations, updated internal layouts and changes to roof terrace access stair.

Drawing Nos: Existing approved drawings:

001A, 100, 101, 102, 103, 104, 105, 110, 120, 200 P01, 201 P01, 202, 203 P01, 204 P01, 205 P02, 210 P01, 211 P01, 220 P01, 221, 300 P01, 302 P01, 303 P01, 304 P02, 305 P02, 310 P02, 320 P02, 400, 401, 405, 410, 411, 412, 413, 420, 421, 430, 431, 440, 441, 442, 443, 450, 451, 460

Proposed drawings:

200 P02, 201 P02, 202 P01, 203 P02, 204 P02, 205 P03, 210 P02, 211 P02, 220 P02, 221 P01, 300 P02, 301 P02, 302 P02, 303 P02, 304 P03, 305 P02, 310 P04, 320 P02, 401 Rev A, 410 Rev A, 411 Rev A, 412 Rev A, 413 Rev A, 420 Rev A, 421 Rev A, 431 Rev A, 440 Rev A, 441 Rev A, 442 Rev A, 443 Rev A, 450 Rev A, 451 Rev A, 460 Rev A

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

200 P01, 201 P01, 202, 203 P01, 204 P01, 205 P02, 210 P01, 211 P01, 220 P01, 221, 300 P01, 302 P01, 303 P01, 304 P02, 305 P02, 310 P02, 320 P02, 400, 401, 405, 410, 411, 412, 413, 420, 421, 430, 431, 440, 441, 442, 443, 450, 451, 460

200 P02, 201 P02, 202 P01, 203 P02, 204 P02, 205 P03, 210 P02, 211 P02, 220 P02, 221 P01, 300 P02, 301 P02, 302 P02, 303 P02, 304 P03, 305 P02, 310 P04, 320 P02, 401 Rev A, 410 Rev A, 411 Rev A, 412 Rev A, 413 Rev A, 420 Rev A, 421 Rev A, 431 Rev A, 440 Rev A, 441 Rev A, 442 Rev A, 443 Rev A, 450 Rev A, 451 Rev A, 460 Rev A

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

Yours faithfully

Chief Planning Officer