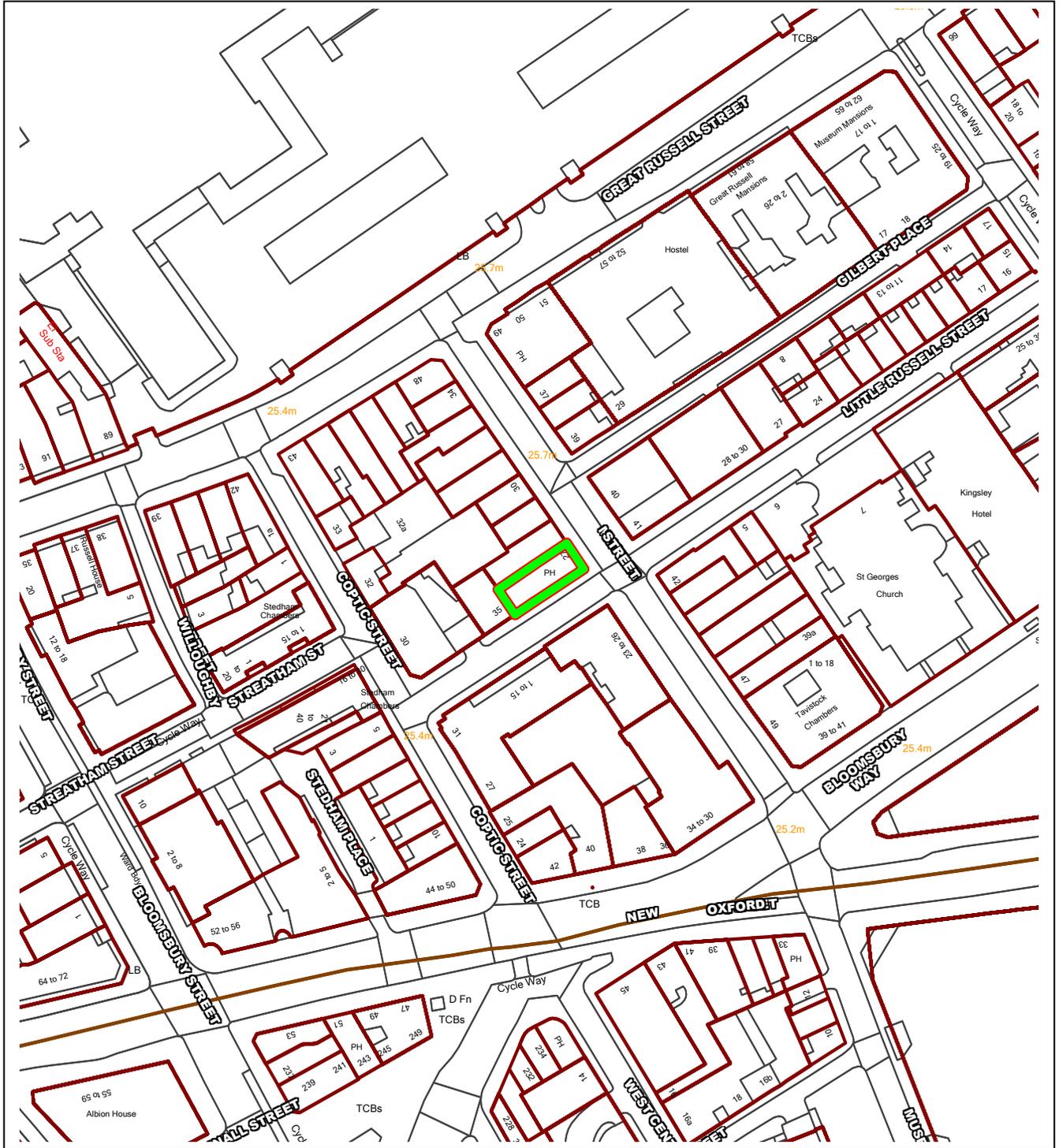


The Plough PH, 27 Museum Street  
2026/0065/A & 2026/0154/L



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## Photos and plans



Photo 1 – existing (retrospective proposals) front elevations (Little Russell Street and Museum Street)



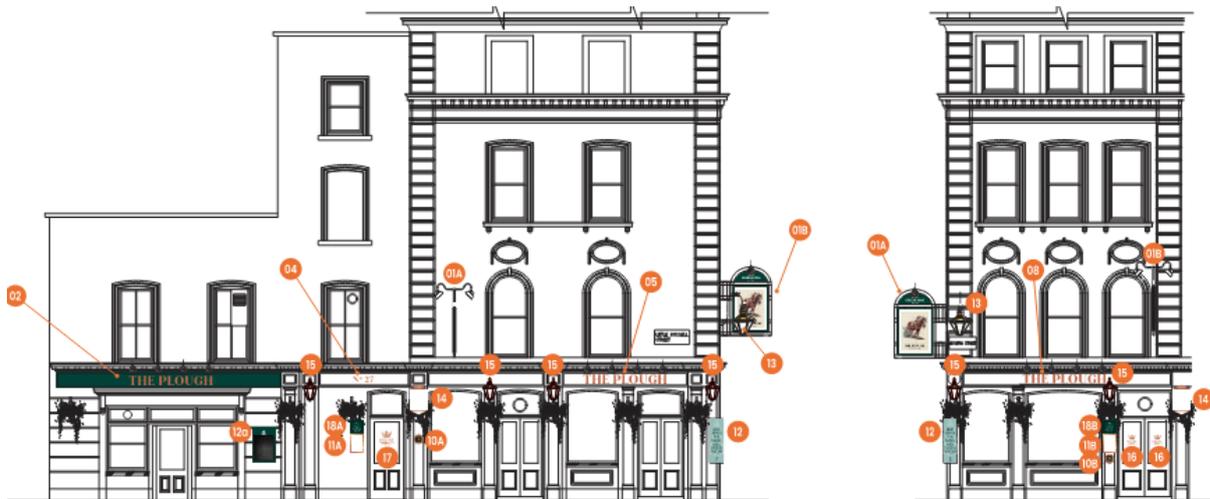
Photos 2 & 3 – existing (retrospective proposals) - Museum Street frontage



Photos 4 & 5 – existing (retrospective proposals) – Little Russell Street frontage



Drawing 1 - pre-existing front elevations (Little Russell Street and Museum Street respectively)

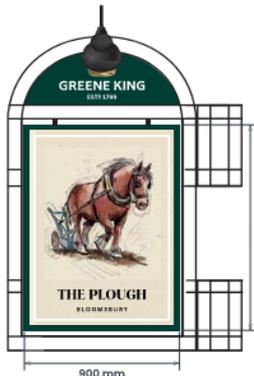


**Drawing 2** - existing (retrospective proposals) front elevations (Little Russell Street and Museum Street respectively)

**ITEM 01A (Qty 1) UC25-02-NS**  
 Double sided pictorial sign to existing ironworks.  
**Featuring:**

- Existing ironworks.
- New double sided GK Header to suit existing bracket. Curved top as existing.
- Pictorial
- 2mm aluminium panel.
- Bullnose aluminium trim finished RAL 180 20 20
- Full colour digital print.
- Illumination
- Black cowl lights, warm white illumination.

Scale 1:20

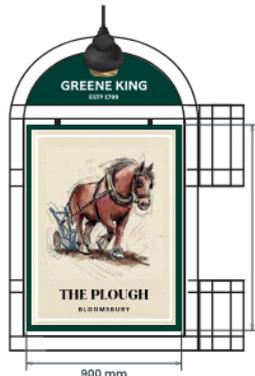


3850 mm Ground Clearance  
 Max 250 Candelas per square meter (cd/m<sup>2</sup>)

**ITEM 01B (Qty 1) UC25-02-NS**  
 Double sided pictorial sign to existing ironworks.  
**Featuring:**

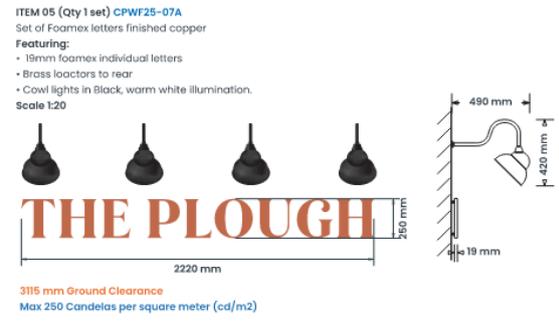
- Existing ironworks.
- New double sided GK Header to suit existing bracket. Curved top as existing.
- Pictorial
- 2mm aluminium panel.
- Bullnose aluminium trim finished RAL 180 20 20
- Full colour digital print.
- Illumination
- Black cowl lights, warm white illumination.

Scale 1:20

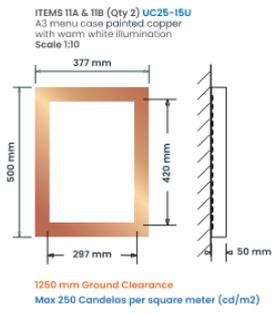
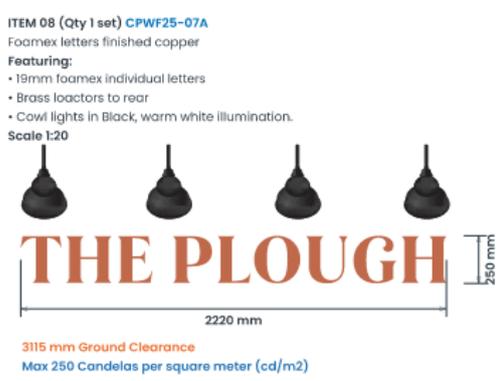


4415 mm Ground Clearance  
 Max 250 Candelas per square meter (cd/m<sup>2</sup>)

**Drawing 3** - proposed signage (Items 01A and 01B)



**Drawing 4 - proposed signage (Items 02, 04 and 05)**

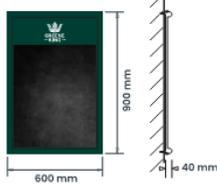


**Drawing 5 - proposed signage (Items 08, 10A, 10B, 11A, 11B and 12)**

**ITEM 12a (Qty 01) UC25-04E**  
 Chalkboard amenity sign  
**Featuring:**

- 2mm aluminium panel
- 32mm bullnose trim
- Cut white vinyl logo
- 25x25mm aluminium angle fixings

Scale 1:20



1040 mm Ground Clearance

**ITEM 13 (Qty 1) UC25 REFURB-NS**  
 Refurbish existing large lantern.



4425 mm Ground Clearance  
 Max 250 Candelas per square meter (cd/m<sup>2</sup>)

**ITEM 14 (Qty 2) UC25 REFURB-NS**  
 Refurbish existing Taylor Walker lanterns  
**Featuring:**

- Remove and refurbish existing black lantern - repaint copperblack and new lenses.
- New warm white bulb.



2280 mm Ground Clearance  
 Max 250 Candelas per square meter (cd/m<sup>2</sup>)

**ITEM 15 (Qty 6) ASH-STR-S-C-C**  
 Stratford Small lantern painted copper  
**Featuring:**

- Warm white illumination
- Bottom fixed scroll bracket

Scale 1:20



2690 mm Ground Clearance  
 Max 250 Candelas per square meter (cd/m<sup>2</sup>)

**ITEM 16 (Qty 2) UC20-NS**  
 Vinyl to glazing above entrance  
**Featuring:**

- Black gloss blackout vinyl
- Plot cut copper vinyl logo applied

Scale 1:10



1485 mm Ground Clearance

**ITEM 17 (Qty 1) UC20-NS**  
 Vinyl to glazing above entrance  
**Featuring:**

- Black gloss blackout vinyl
- Plot cut copper vinyl logo applied

Scale 1:10

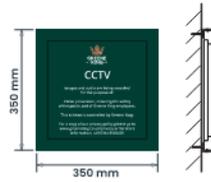


1485 mm Ground Clearance

**ITEMS 18A & 18B (Qty 2) UC25-18C**  
 CCTV Sign.  
**Featuring:**

- Timber panel finished
- Timber trim
- Signwritten display.
- 25 x 25 mm Aluminium fixing angle.

Scale 1:10



1780 mm Ground Clearance

**Drawing 6 - proposed signage/refurbishment (Items 12A, 13 to 17, 18A and 18B)**

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>		<b>Expiry Date</b>	12/03/2026
	n/a		<b>Consultation Expiry Date</b>	15/02/2026
<b>Case Officer</b>		<b>Application Numbers</b>		
Tony Young		i. 2026/0065/A ii. 2026/0154/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
The Plough PH 27 Museum Street London WC1A 1LH		See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
<p>i) Display of new and replacement signage on Museum Street and Little Russell Street elevations: 2 x externally illuminated (cowl-lit), projecting pictorial signs, 3 x externally illuminated (cowl-lit) fascia lettering sign, 1 x non-illuminated, building number sign, 2 x non-illuminated, wall mounted door plaques, 2 x internally illuminated (back-lit LED) menu case signs, 1 x non-illuminated, wall mounted amenity board, 2 x non-illuminated, timber panels (CCTV) signs and 1 x non-illuminated, chalkboard (retrospective).</p> <p>ii) External alterations to frontage in connection with the installation of new and replacement signage, including refurbishment of 3 x existing large lanterns and re-painting of 6 x existing small copper lanterns (following relocation of 1 x lantern) (retrospective).</p>				
<b>Recommendations</b>		<p>i) <b>Grant Advertisement Consent subject to conditions</b></p> <p>ii) <b>Grant Listed Building Consent subject to conditions</b></p>		
<b>Application Types</b>		<p>i) <b>Advertisement Consent</b></p> <p>ii) <b>Listed Building Consent</b></p>		

## Responses

<b>Adjoining Occupiers and local groups:</b>	No. notified	<b>0</b>	No. of responses	<b>1</b>	No. of objections	<b>1</b>
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### Summary of responses

A site notice was displayed on 21/01/2026 (ending on 14/02/2026)

A press notice was advertised in a local newspaper on 22/01/2026 (ending on 15/02/2026)

**Bloomsbury Conservation Area Advisory Committee** responded and objected to the proposals, as follows:

1. *'The proposed signage is inappropriate to the conservation area, excessive, and involves removal of existing positive and appropriate signage in breach of policies D1 and D2'.*

#### Officer response:

1. Advertisement and listed building consents have previously been granted at the application site for very similar proposals in 2017 (2017/2061/A & 2017/2073/L). As such, the mainly replacement signage does not appear prominent or noticeably different and preserves the character and appearance of the listed host building, streetscene and Bloomsbury Conservation Area.

In heritage terms, the proposed signage does not obscure or harm any architectural or historic features of the listed building and appears as sensitive and sympathetic displays and refurbishment works.

Overall, the proposal is acceptable in terms of size, design, locations, number, methods of illumination and luminance levels (as applicable), and in general accordance with all relevant policies and guidance (see *Sections 3 (Design and amenity) and 4 (Public safety) below for further details and assessment*).

## Site Description

The application site is a Grade II listed public house ('The Plough') located on the north side of Museum Street on its corner junction with Little Russell Street (see Image 1 below).



Image 1 – application site location

The application proposal relates to the building's external front façades at ground and 1<sup>st</sup> floor levels on Museum Street and Little Russell Street elevations.

The site is located within the Bloomsbury Conservation Area.

The Plough public house (no. 27) and 7 terraced houses with shops are collectively Grade II listed (nos. 27-34 consecutive) and date from circa. 1855.

### **Relevant planning history**

**2017/2061/A & 2017/2073/L** - Display of 3 externally illuminated (using cowl lights) fascia and 2 projecting panel signs, 2 non-illuminated fascia signs, and 2 internally illuminated (back-lit LED) menu cases (on Museum Street and Little Russell Street elevations). Advertisement consent & listed building consent granted 16/08/2017

**CA2343/AD367** - The display on the Museum Street elevation, of a double-sided pictorial sign static, externally illuminated measuring 4' 6" x 2' 8" (1.8m x 0.8m approx) and positioned approximately 14' 6" (4.4m) above ground level. Permission refused 22/07/1976

**CA/2343** - (i) 3 internally illuminated triangular shaped signs with base spotlight, with an orange, brown, opal motif in moulded perspex, measuring 0.584m x 0.457m x 0.508m (23" x 18" x 21 1/2"), overall projection 0.584m (23"), affixed at a height of 2.743m (9') above ground. (ii) An overhead illuminated double sided pictorial sign showing a painted pictorial display and an orange, brown and white motif pressed into the face panel, measuring 1.543m x 1.015m x 0.885m (5'1" x 3'4" x 31/2"), an overall projection of 1.219m (4'0"), affixed at an approximate height of 4.423m (14'6") above ground. Permission granted 17/09/1974

### Enforcement history

**EN26/0122** - Unauthorised works to listed building. Case file open and awaiting advertisement & listed building consent applications to be determined

### **Relevant policies**

#### **National Planning Policy Framework 2024**

#### **Draft National Planning Policy Framework 2025**

#### **London Plan 2021**

#### **Camden Local Plan 2017**

- A1 - Managing the impact of development
- D1 - Design
- D2 - Heritage
- D4 - Advertisements
- T1 - Prioritising walking, cycling and public transport

#### **Draft Camden Local Plan**

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

#### **Camden Planning Guidance**

- CPG Design (January 2021) - chapters 1 (Introduction), 2 (Design excellence), 3 (Heritage) and 6 (Shopfronts)
- CPG Amenity (January 2021) - chapters 1 (Introduction) and 4 (Artificial light)
- CPG Advertisements (March 2018) - paragraphs 1.1 to 1.11; and 1.13 to 1.18
- CPG Transport (January 2021) - chapters 7 (Vehicular access and crossovers) and 9 (Pedestrian and cycle movement)

#### **Bloomsbury Conservation Area Appraisal and Management Strategy statement** (adopted April

2011)

# The Institute of Lighting Professional's 'Professional Lighting Guide 05: The Brightness of Illuminated Advertisements Including Digital Displays (published 2023)

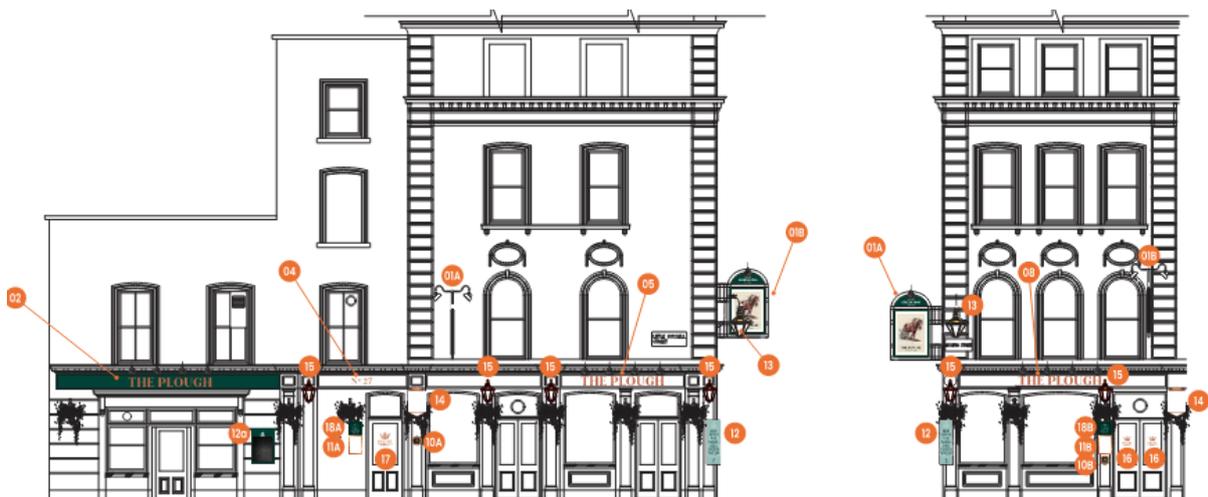
## Assessment

### 1. Proposal

1.1 Advertisement and listed building consents are sought retrospectively for the display and installation of various signage and various refurbishment works which have already been carried out at the application site.



Images 2 & 3 – pre-existing front elevations (Little Russell Street and Museum Street respectively)





Images 4 & 5 – existing (retrospective proposals) front elevations (Little Russell Street and Museum Street respectively)

1.2 The following assessment has been made based on the application proposal, giving due consideration to its own individual merits and taking into account the particular site context, including all relevant planning history, policies and guidance, as well as a consultation response received.

## **2. Assessment**

2.1 The principal considerations material to the determination of the advertisement and listed building consent applications are:

- the design and impact of the proposal on the special architectural and historic interest of the Grade II listed building
- the impact of the proposal on the amenity of the host building, streetscene, Bloomsbury Conservation Area, and any settings of nearby listed buildings (including visual and aural amenity in the immediate neighbourhood in so far as the Control of Advertisement Regulations 2007 allow); and
- the impact of the proposal on highway, pedestrian and cyclist's safety

## **3. Design and amenity**

3.1 Local Plan Policy D1 establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into the surrounding streets and townscape.

3.2 Local Plan Policy D2 states that the Council will only permit development within conservation areas that preserve and enhance the character and appearance of the area. This is supported by the Bloomsbury Conservation Area Appraisal and Management Strategy statement (adopted 2011).

3.3 Additionally, Policy D2 states that the Council will only permit development and/or advertisements that would not cause harm to the special architectural and historic interest of a listed building and will resist development that would cause harm to significance of a listed building through an effect on its setting.

3.4 Local Plan Policy D4 (Advertisements) supports the above policies and more specifically in regard to signage, confirms that the Council will resist advertisements that contribute to an unsightly proliferation of signage in the area, contribute to street clutter in the public realm,

cause light pollution to nearby residential properties or impact upon public safety.

- 3.5 Additionally, Camden Planning Guidance (CPG Advertisements) states that any advertisements, of whatever type, on or near a listed building or in a conservation area, must not harm their character and appearance and must not obscure or damage specific architectural features of buildings.
- 3.6 Finally, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) states in Paragraph 141 that the quality and character of places can suffer when advertisements are poorly sited and designed.

#### Current proposal

- 3.7 It is firstly noted that advertisement and listed building consents have previously been granted at the application site for very similar proposals to that currently proposed in terms of the design, location and number of signs. The most recent of these consents was in 2017 (refs. 2017/2061/A & 2017/2073/L – see 'Relevant history' section above).
- 3.8 As such, the proposed signage (which is already being displayed) has mainly introduced a variety of replacement signs which closely match previously approved signage in terms of their size, design, locations, number, methods of illumination and luminance levels (as applicable). Consequently, the proposed signage does not appear prominent or noticeably different to that previously displayed on the host building, so preserving the character and appearance of the host building, streetscene and Bloomsbury Conservation Area in which it is located.
- 3.9 Moreover, the proposal is not harmful to pedestrians or vehicular safety in accordance with the Camden Planning Guidance.
- 3.10 In heritage terms, the Council has had special regard to the desirability of preserving the special architectural or historic interest of the Grade II listed host building and any listed buildings situated within the surrounding area of the application site. Importantly in this regard, the proposed signage does not obscure or harm any architectural or historic features of the listed building and appears as sensitive displays.
- 3.11 Additionally, the proposals also include painting the exterior of both frontages on Museum Street and Little Russell Street, either in Teal or Khaki Mist (Dulux 42GG 08/250 and 30YY 78/035 respectively) depending on the part of the external surface. The colours and tone follow a typical palette for Greene King public houses and are sympathetic to the character and appearance of the listed building and its setting in this context.
- 3.12 Overall, the impact of the proposal is very limited in heritage terms and does not diminish the ability to understand or appreciate the special significance of the listed host building and any nearby listed buildings, and is not harmful within this setting.
- 3.13 The proposal is therefore acceptable and in general accordance with policies D1 (Design), D2 (Heritage) and D4 (Advertisements) of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

#### Neighbouring amenity

- 3.14 Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission or consent for development or alterations that would not harm the amenity of communities, occupiers and neighbouring residents.
- 3.15 The proposed luminance level for any illuminated signs is no higher than 250 cd/m<sup>2</sup>, which accords with both the Control of Advertisement Regulations 2007 and 'The Institute of Lighting Professional's 'Professional Lighting Guide 05: The Brightness of Illuminated Advertisements

Including Digital Displays' (published 2023).

3.16 Overall, the proposal is not considered to cause any harm to residential amenities at the host or neighbouring properties, particularly given the low luminance levels of all signs and the minor nature of the proposal which generally replaces similar signs.

#### **4. Public safety**

4.1 Local Plan Policy A1 (Managing the impact of development) states that the Council will resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network.

4.2 Policy D4 of the Local Plan states that advertisements will not be considered acceptable where they impact adversely upon public safety, including where they distract road users because of their unusual nature. CPG (Transport) also seeks to ensure that there isn't any adverse impact on the highway network, the public footway and crossover points.

4.3 The proposal is not considered to be harmful to either pedestrian or vehicular traffic and does not introduce any undue distraction or hazard in public safety terms, particularly given the modest luminance levels and static nature of the proposed illuminated signs. The proposal, therefore, raises no public safety concerns.

#### **5. Recommendation**

5.1 It is therefore recommended that (i) advertisement consent and (ii) listed building consent are granted

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th March 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2026/0065/A  
Contact: Tony Young  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 6 March 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Ashleigh Signs  
Ashleigh House  
Beckbridge Road  
Normanton  
WF6 1TE

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

### Advertisement Consent Granted

Address:  
**The Plough PH**  
**27 Museum Street**  
**London**  
**WC1A 1LH**

# DECISION

#### Proposal:

Display of new and replacement signage on Museum Street and Little Russell Street elevations: 2 x externally illuminated (cowl-lit), projecting pictorial signs, 3 x externally illuminated (cowl-lit) fascia lettering sign, 1 x non-illuminated, building number sign, 2 x non-illuminated, wall mounted door plaques, 2 x internally illuminated (back-lit LED) menu case signs, 1 x non-illuminated, wall mounted amenity board, 2 x non-illuminated, timber panels (CCTV) signs and 1 x non-illuminated, chalkboard (retrospective).

Drawing Nos: Site location plan; Drawings pack from Ashleigh Signs (10 pages) dated 07/01/2026 (ref. 199386 rev C); Heritage / Design & Access statement from Ashleigh Signs received 15/01/2026.

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

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

#### Informative(s):

- 1 The proposed display of vinyl signs applied internally to the inside of glazing above the entrance doors as shown on the approved drawings (Items 16 and 17), are considered to benefit from deemed advertisement consent, as defined by Schedule 3, Part 1, Class 12 of the Town and Country Planning (Control of Advertisements) Regulations 2007, and therefore, do not require formal determination by the Council in the form of an advertisement consent 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 in regard to your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new *submission form* (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**

Application ref: 2026/0154/L  
Contact: Tony Young  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 6 March 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Ashleigh Signs  
Ashleigh House  
Beckbridge Road  
Normanton  
WF6 1TE

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**The Plough PH**  
**27 Museum Street**  
**London**  
**WC1A 1LH**

# DECISION

#### Proposal:

External alterations to frontage in connection with the installation of new and replacement signage, including refurbishment of 3 x existing large lanterns and re-painting of 6 x existing small copper lanterns (following relocation of 1 x lantern) (retrospective).

Drawing Nos: Site location plan; Drawings pack from Ashleigh Signs (10 pages) dated 07/01/2026 (ref. 199386 rev C); Heritage / Design & Access statement from Ashleigh Signs received 15/01/2026.

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 plans: Site location plan; Drawings pack from Ashleigh Signs (10 pages) dated 07/01/2026 (ref. 199386 rev C); Heritage / Design & Access statement from Ashleigh Signs received 15/01/2026.

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 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 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.

- 4 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](http://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 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

**DECISION**