

FAQs on extensions to working hours secured via Construction Management Plan (CMP)

Why are the Council considering extensions to working hours?

On 13 May 2020, the government published a [written ministerial statement](#) on planning and construction working hours. The Government expects local planning authorities to approve requests to extend construction working hours temporarily to ensure safe working in line with social distancing guidelines and to enable sites to proceed at pace with work otherwise delayed as a result of COVID-19, until 9pm, Monday to Saturday, unless there are very compelling reasons against this.

Why doesn't the Council just refuse all requests for extensions?

The government have advised that developers 'should expect their local planning authority to grant temporary changes to construction working hours until 9pm or later, 6 days a week, wherever possible and where construction working hours are controlled by planning condition.'

How will a developer obtain permission for extended hours?

A developer wishing to amend their construction working hours must send a completed copy of our pro-forma to the Council for review. We have up to 10 days, where possible to review the request and confirm whether we are happy to agree amended working hours.

How will the Council make a decision?

The government 'expect local planning authorities to be supportive of reasonable requests'. They advise we should accept proposals for extended working hours unless there are very strong reasons against this.

The guidance states the Council may consider whether there are unreasonable impacts but we are only able to reject proposals only where there are very compelling reasons. The guidance defines compelling reasons to include:

- significant impact on neighbouring businesses or uses, such as care homes, which are particularly sensitive to noise, dust or vibration, which cannot be overcome through other mitigation, or
- Where impacts on densely populated areas would be unreasonable.

We will consider the following issues:

- What are the nature of works proposed to be undertaken outside of the normal working hours, i.e. what machines are involved and will the work be heard at the boundary with the site.
- If there are neighbouring businesses or uses, such as care homes, which are particularly sensitive to noise, dust or vibration
- The number of other construction sites in the area and any similar requests

- What measures are proposed to mitigate any impacts and if we consider these will be sufficient.
- Is the developer demonstrating sympathetic site management?

Will extensions to construction working hours into late evening or at weekends be allowed?

The government have advised that they expect construction work to be allowed until 9pm, Monday to Saturday. They state that longer hours may be justified but usually only where there are no residential dwellings nearby.

Where there are unreasonable impacts we are permitted to reject proposals to extend construction hours into the late night or on a Sunday.

How long will extensions be allowed for?

All extensions granted will be continuously reviewed and can be revoked at any time if the Council consider that there has been unreasonable impacts, i.e. mitigation measures not adhered to or noisy works not documented in the application form.

What consultation will there be?

All developers are required to inform residents and local business of their proposals to extend working hours. A letter or email should be sent and the letter should include the proposed hours and summary of mitigation. A copy of this letter must be provided with the application to extend hours. We will reject any application which does not provide a copy of the letter that was sent.

Will you let me know if you grant an extension to working hours?

The Council will require developers to update residents if their application to amend the hours is granted.

How do I report any concerns?

If you have any concerns about the extended hours, i.e. works are earlier or later than stated. Please email these through to planning@camden.gov.uk or call 0207 974 4444 asking to report a breach to the planning enforcement team. We will investigate the breach and undertake a review. If we consider there are unreasonable impacts we will review revoking the extension.

The Council does not have the power to investigate any concerns in relation to social distancing on site. There is further information on the Health and Safety Executive (HSE) website [here](#). The government guidelines for construction sites is available [here](#).