

Application ref: 2023/0811/P
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Date: 5 June 2023

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RUFFARCHITECTS
205 Wardour Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

70-86 Royal College Street
London
NW1 0TH

Proposal: Details required by condition 22 (piling method statement) of planning permission 2020/0728/P (Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis).

Drawing Nos: 371944 03 (01) Thames Water Asset Assessment Parts 1 and 2, EHS-T-13 Royal College Street - Emergency Preparedness Response Plan, CP_Risk Assessment, CP_Site Safety Plan 70-86 Royal College Street Camden London, 22006_RCS_Condition 22_Discharge Application_230224

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

Condition 22 requires no impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including

measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority.

Thames Water have reviewed the submitted document and confirmed to the applicant that based on the information provided, they are satisfied that the proposed works will pose negligible risk to the Thames Water assets, and have no further comments to make. Condition 22 can therefore be discharged.

As such the details are in general accordance with Policy A5 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3, 4, 10, 12, 21 of planning permission 2020/0728/P/ are outstanding and require details to be submitted and approved.
- 3 Please note the following additional comments provided by Thames Water in their consultation response dated 30th May 2023:
 - a) Contractor to contact Thames Water to inform when the below ground works have started and finished.
 - b) Monitoring is to be undertaken as per the agreed EPP and monitoring plan for the duration of the works.
 - c) "Real-Time" vibration monitoring is required throughout the demolition and construction phase. The monitoring proposal is to allow for monitor installations as close to the asset alignments as possible, with trigger levels set as follows:
 - a. Amber Trigger - 5 mm/s PPV (reportable to Thames Water)
 - b. Red Trigger - 10 mm/s PPV (reportable to Thames Water and work stops until risk is mitigated)
 - d) The developer shall not place any lifting equipment that will impose point loads greater than the maximum allowable highway loading within the Thames Water asset exclusion zones.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer