

Application ref: 2023/3223/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Frontage Building
Great Ormond Street Childrens Hospital
Great Ormond Street
London
WC1N 3JH

Proposal: Variation of condition 2 (approved plans) of permission reference 2022/2255/P (Redevelopment of the Great Ormond Street Hospital (GOSH) Frontage Building comprising demolition of the existing building, and erection of a replacement hospital building (Class C2) with a basement, landscaped amenity spaces at roof top and balcony and ground floor levels, plant equipment, cycle storage, refuse storage and other ancillary and associated works pursuant to the development) CHANGES INCLUDE: Alterations to the size and mass of the western core with associated external alterations to the front entrance bay.

Drawing Nos: Revised/Additional:

GOSHCCC-BDP-ZZ-01-DR-A-2000-2051 Rev 2, GOSHCCC-BDP-ZZ-02-DR-A-2000-2052 Rev 2, GOSHCCC-BDP-ZZ-03-DR-A-2000-2053 Rev 2, GOSHCCC-BDP-ZZ-04-DR-A-2000-2054 Rev 2, GOSHCCC-BDP-ZZ-05-DR-A-2000-2055 Rev 2, GOSHCCC-BDP-ZZ-06-DR-A-2000-2056 Rev 2, GOSHCCC-BDP-ZZ-07-DR-A-2000-2057 Rev 2, GOSHCCC-BDP-ZZ-08-DR-A-2000-2058 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1035 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1036 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1037 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1038 Rev 3, GOSHCCC-BDP-ZZ-00-DR-A-2000-2060 Rev 2, GOSHCCC-BDP-ZZ-01-DR-A-2000-2061 Rev 2, GOSHCCC-BDP-ZZ-02-DR-A-2000-2062 Rev 3, GOSHCCC-BDP-ZZ-03-DR-A-2000-

2063 Rev 2, GOSHCCC-BDP-ZZ-04-DR-A-2000-2064 Rev 2, GOSHCCC-BDP-ZZ-05-DR-A-2000-2065 Rev 2, GOSHCCC-BDP-ZZ-06-DR-A-2000-2066 Rev 2, GOSHCCC-BDP-ZZ-07-DR-A-2000-2067 Rev 2, GOSHCCC-BDP-ZZ-08-DR-A-2000-2068 Rev 2, GOSHCCC-BDP-ZZ-09-DR-A-2000-2069 Rev 3, GOSHCCC-BDP-ZZ-10-DR-A-2000-2070 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2071 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2072 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2073 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2074 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2075 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2076 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2077 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2078 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1302 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1303 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1304 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1305 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1306 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1307 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1308 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1309 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1310 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-0150 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-0900-1200 Rev 3, GOSHCCC-BPD-ZZ-ZZ-RP-A-2000-0090

Superseded:

GOSHCCC-BDP-ZZ-01-DR-A-2000-2051, GOSHCCC-BDP-ZZ-02-DR-A-2000-2052, GOSHCCC-BDP-ZZ-03-DR-A-2000-2053, GOSHCCC-BDP-ZZ-04-DR-A-2000-2054, GOSHCCC-BDP-ZZ-05-DR-A-2000-2055, GOSHCCC-BDP-ZZ-06-DR-A-2000-2056, GOSHCCC-BDP-ZZ-07-DR-A-2000-2057, GOSHCCC-BDP-ZZ-08-DR-A-2000-2058, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1035 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1036 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1037, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1038 Rev 2, GOSHCCC-BDP-ZZ-00-DR-A-2000-2060, GOSHCCC-BDP-ZZ-01-DR-A-2000-2061, GOSHCCC-BDP-ZZ-02-DR-A-2000-2062 Rev 2, GOSHCCC-BDP-ZZ-03-DR-A-2000-2063, GOSHCCC-BDP-ZZ-04-DR-A-2000-2064, GOSHCCC-BDP-ZZ-05-DR-A-2000-2065, GOSHCCC-BDP-ZZ-06-DR-A-2000-2066, GOSHCCC-BDP-ZZ-07-DR-A-2000-2067, GOSHCCC-BDP-ZZ-08-DR-A-2000-2068, GOSHCCC-BDP-ZZ-09-DR-A-2000-2069 Rev 2, GOSHCCC-BDP-ZZ-10-DR-A-2000-2070 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2071 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2072 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2073 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2074, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2075, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2076, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2077, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2078 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1302 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1303, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1304, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1305, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1306, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1307, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1308, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1309 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1310 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-0150, GOSHCCC-BDP-ZZ-ZZ-DR-A-0900-1200 Rev 2

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

2 Approved Drawings

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

Drawing Numbers: GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1031 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1032 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1033, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1034, GOSHCCC-BDP-ZZ-01-DR-A-2000-2021, GOSHCCC-BDP-ZZ-02-DR-A-2000-2022, GOSHCCC-BDP-ZZ-03-DR-A-2000-2023, GOSHCCC-BDP-ZZ-04-DR-A-2000-2024, GOSHCCC-BDP-ZZ-05-DR-A-2000-2025, GOSHCCC-BDP-ZZ-06-DR-A-2000-2026, GOSHCCC-BDP-ZZ-07-DR-A-2000-2027, GOSHCCC-BDP-ZZ-08-DR-A-2000-2028, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2041, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2042, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2043, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2044, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2045, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2046, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2047, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2048, GOSHCCC-BDP-ZZ-01-DR-A-2000-2051 Rev 2, GOSHCCC-BDP-ZZ-02-DR-A-2000-2052 Rev 2, GOSHCCC-BDP-ZZ-03-DR-A-2000-2053 Rev 2, GOSHCCC-BDP-ZZ-04-DR-A-2000-2054 Rev 2, GOSHCCC-BDP-ZZ-05-DR-A-2000-2055 Rev 2, GOSHCCC-BDP-ZZ-06-DR-A-2000-2056 Rev 2, GOSHCCC-BDP-ZZ-07-DR-A-2000-2057 Rev 2, GOSHCCC-BDP-ZZ-08-DR-A-2000-2058 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1035 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1036 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1037 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-1038 Rev 3, GOSHCCC-BDP-ZZ-00-DR-A-2000-2060 Rev 2, GOSHCCC-BDP-ZZ-01-DR-A-2000-2061 Rev 2, GOSHCCC-BDP-ZZ-02-DR-A-2000-2062 Rev 3, GOSHCCC-BDP-ZZ-03-DR-A-2000-2063 Rev 2, GOSHCCC-BDP-ZZ-04-DR-A-2000-2064 Rev 2, GOSHCCC-BDP-ZZ-05-DR-A-2000-2065 Rev 2, GOSHCCC-BDP-ZZ-06-DR-A-2000-2066 Rev 2, GOSHCCC-BDP-ZZ-07-DR-A-2000-2067 Rev 2, GOSHCCC-BDP-ZZ-08-DR-A-2000-2068 Rev 2, GOSHCCC-BDP-ZZ-09-DR-A-2000-2069 Rev 3, GOSHCCC-BDP-ZZ-10-DR-A-2000-2070 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2071 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2072 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2073 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2074 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2075 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2076 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2077 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-A-2000-2078 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-A-2100-5060, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1302 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1303 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1304 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1305 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1306 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1307 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1308 Rev 2, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1309 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-1310 Rev 3, GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-0150 Rev 2, GOSHCCC-BDP-XX-XX-RP-A-2000-2018, GOSHCCC-BDP-XX-XX-RP-A-2000-2048, GOSHCCC-BDP-ZZ-ZZ-DR-A-0900-1200 Rev 3, GOSHCCC-BPD-ZZ-ZZ-RP-A-2000-0090, 1050736_GOSHCCC_L_00

- 3 Background Papers and Supporting Documents: Basement Impact Assessment and appendices 03/08/2022, Building Damage Ground Movement Assessment May 2022, GOSH CCC Circular Economy Statement 20/05/2022, Avison Young Daylight and Sunlight Report 20/05/2022, RSK Air Quality Assessment 20/05/2022, ADAS Arboricultural Planning Statement, Sustainability Statement 20/05/2022, Thames Water Ground Movement Assessment, RSK Transport Assessment October 2022, Revised Archaeological Desk-Based Assessment August 2022, Deconstruction and Construction Management Plan October 2022, Construction Route Report September 2022, RSK Draft Travel Plan September 2022, Drainage Strategy Report 22/04/2022, Built Heritage, Townscape and Visual Addendum Report October 2022, Factual Report - Utility Survey 20/05/2022, Ventilation & Extraction Statement 20/05/2022, Whole Life Carbon Assessment 20/05/2022, Light Pollution Report 20/05/2022, Noise Impact Assessment 20/05/2022, Planning Statement 20/05/2022, Preliminary Ecological Appraisal 17/05/2022, Statement of Community Engagement 20/05/2022, Structural Assessment Report 20/05/2022, Geotechnical Design Report 20/05/2022, Geotechnical and Geo-environmental Desk Study Report (With Appendix), BDP Design and Access Statement 20/05/2022, Energy Assessment 20/05/2022, Flood Risk Assessment 20/05/2022, The Frontage Building - Feasibility appraisal for re-use/demolition 20/05/2022, GOSH Green Travel Plan P02, Built Heritage, Townscape and Visual Impact Appraisal, Design Revision Summary 21/10/22, LBC Demolition and Construction Environmental Management Plan Pro-Forma, Daylight Sunlight Note 30/09/22

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

4 Detailed Drawings/Samples

Prior to commencement of the relevant part of the development, detailed drawings, information or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council

a) Plan, elevation and section drawings, of all external windows, window reveals, balconies and doors at a scale of 1:20;

b) Samples and manufacturer's details at a scale of 1:20, of all facing materials including windows and door frames, glazing, brickwork and cladding;

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and each development shall be carried out in accordance with the approval given.

c) Details of landscaping features and plant species to be incorporated within the front balconies;

d) Details of proposed CCTV and lighting strategy

e) Details of proposed front entrance artwork

The relevant part of the works shall then be carried in accordance with the approved details

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

5 Landscaping Details

Prior to commencement of the relevant part of the development full details of hard and soft landscaping and means of enclosure of all un-built, open areas for the roof garden, balconies and ground floor, including a detailed landscape maintenance and management plan shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

6 Landscaping - Replacement Planting

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

7 Tree Protection

The Tree Protection details shall be carried out in accordance with the details approved under application 2023/2903/P dated 23/08/2023.

Prior to the commencement of any works on site, details demonstrating how trees to be retained on Great Ormond Street shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London

8 External Fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external front façade of the building.

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 Camden Local Plan 2017.

9 Air Quality - Construction Impacts

The Air Quality Monitor details (Condition 9a) shall be carried out in accordance with the details approved under application 2023/1806/P dated 13/07/2023.

Air quality monitoring shall be implemented on site. No development shall take place until:

a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

10 Mechanical Ventilation

Prior to commencement of development, excluding demolition and site preparation works, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the generator and CHP stack or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenity of the premises and the area generally in

accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

11 Mechanical Ventilation and NO2 Filtration

Prior to occupation evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.

Reason: To safeguard the amenity of the premises in accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

12 Emergency Generator

To protect the occupants users of the amenity areas from exposure to air pollution, the rooftop amenity areas should be closed during testing and operation of the emergency generator.

Reason: To protect the amenity of users in accordance with CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

13 Non-road Mobile Machinery

All Non-road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the GLA 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any successor document, shall comply with the low emission zone requirements therein and be registered for use on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy 7.14 of the London Plan and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

14 Land Contamination

In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous

industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

15 Plant and Equipment - Acoustic Isolation

Prior to occupation, the approved plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

16 Plant and Equipment - Noise Compliance

Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

17 Cycle Parking

Prior to occupation, details of a secure and covered cycle storage area for 25 long stay cycle parking spaces shall be submitted to and approved by the local planning authority.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

18 Air Source Heat Pumps

Prior to commencement of the relevant part of the development, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the buildings, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include a commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

19 Diversion of Waste from Landfill

The demolition works hereby approved shall divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

20 Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To safeguard the archaeological and historical interest on this site in accordance with policy D2 of the Camden Local Plan

21 SUDs

Prior to commencement of development, excluding demolition and site preparation works, full details of the sustainable drainage system [including 460m² extensive green roof with at least 150mm substrate, rainwater harvesting and at least 218m³ attenuation] shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate a site run-off rate preferably conforming to the greenfield run-off rate of 3.6l/s or, if justified, no more than 6l/s to be approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a

lifetime maintenance plan and supporting evidence should be provided including:

- The proposed SuDS or drainage measures including storage capacities
- The proposed surface water discharge rates or volumes
- Information on the health and safety risks related to design
- Confirmation of how the predicted temporary flooding at manhole SW03 will not adversely affect any buildings on site through the use of mitigation measures.
- Illustration of the routes overland flow will take in events that exceed the 1 in 100-year (plus 40% climate change consideration) return period within the drainage drawing

Systems including the attenuation tank, rainwater harvesting tank, green roof and pumps shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

22 SUDS: Evidence of Installation

Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

23 Basement Engineer

The Basement Engineer details shall be carried out in accordance with the details approved under application 2023/2066/P dated 11/07/2023.

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden

Local Plan 2017.

24 Fire Safety

The development shall be carried out in accordance with the provisions of the Fire Statement prepared by Jensen Hughes dated 13/05/2022 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

25 Whole Life Carbon

Prior to occupation of the development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: To ensure the development provides adequate whole life cycle carbon reductions in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

26 Circular Economy

Prior to occupation, a post construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: To ensure the development makes adequate contribution to the circular economy in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

27 Be Lean

Prior to occupation, an updated Be Lean assessment shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the GLA, to demonstrate the Be Lean target has been met as much as possible.

Reason: To ensure the development takes all reasonable steps to using less energy in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

28 De-carbonisation Strategy

Prior to occupation a further de-carbonisation strategy shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the GLA, that will include further details on the system proposed and timescales including:

- Information of the current condition of the plant and replacement timescales for the systems.
- Confirmation that a feasibility study been undertaken looking at all the options that are available to decarbonise the network. And if not, provide timescales for when this will be completed.
- Commitment to replacing the CHP with a lower carbon alternative with an expected timescale.
- Evidence of existing (or planned) studies that have been undertaken and timescales for implementing the decarbonisation plans, including investigation of funding for further work from other funding sources, including GLA programmes (LEA, Retrofit Accelerators) with timescales.

Reason: To ensure the development contributes to the de-carbonisation of the wider hospital site in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

29 PV Panels

Prior to first occupation of the building, a feasibility assessment for the location of photovoltaic panels on the approved development shall be submitted to and approved by the Local Planning Authority in writing. If feasible the measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 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 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 With regards to Condition 20 (SUDs) the applicant is reminded that, when submitting the updated drainage strategy to discharge the condition, details should include how the discharge rate will be restricted as close as practicable to the QBAR greenfield runoff rate (currently restricted to 4 l/s). The updated strategy should also show how the required attenuation can be incorporated above ground where possible. Alternatively, sufficient information should be provided to justify the use of a pumped discharge.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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)

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- 6 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council.

- 7 Mitigation measures to control construction-related air quality impacts should

be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

- 8 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 paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer