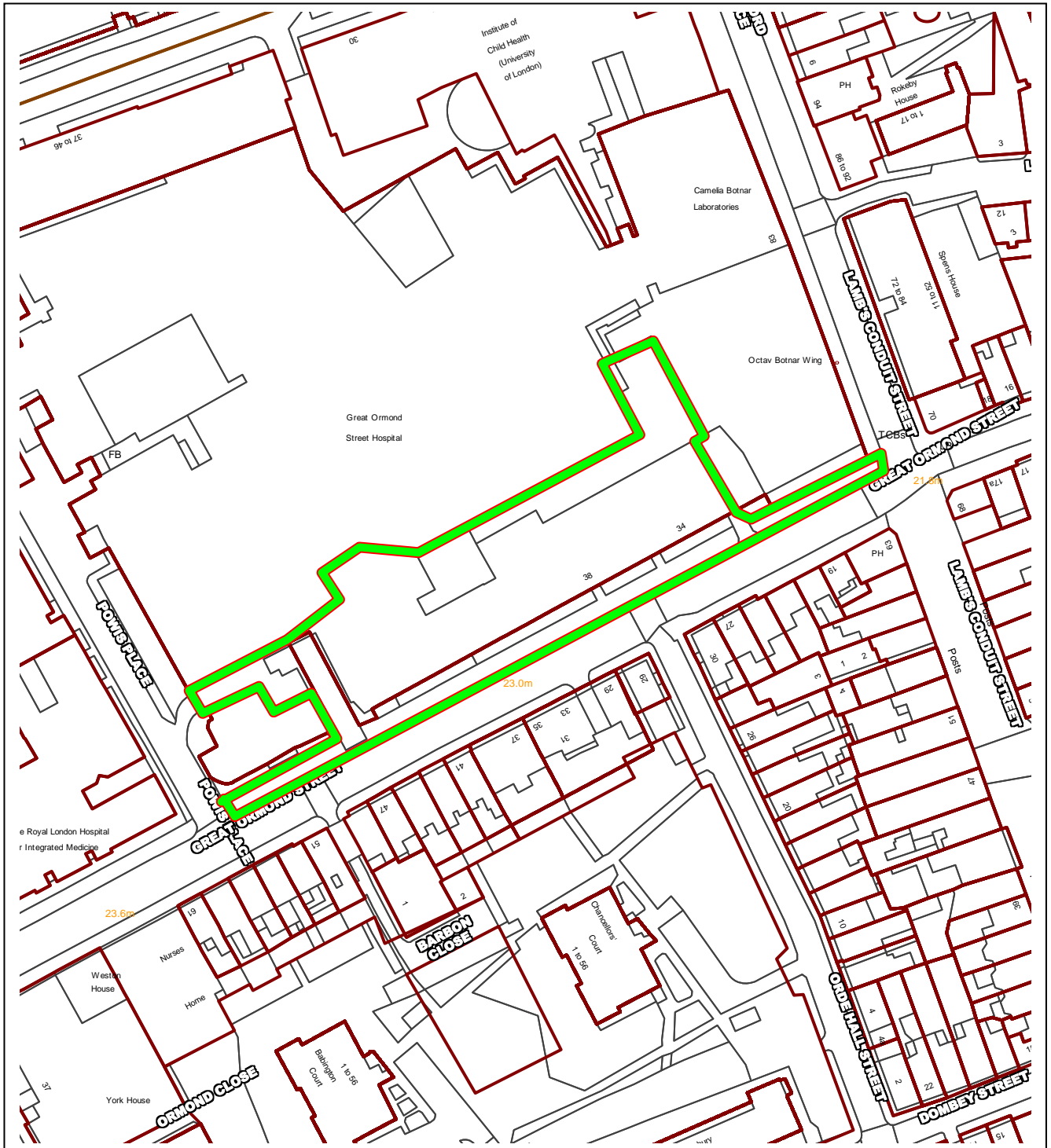


2023/3223/P

Great Ormond Street Hospital



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2023/3223/P – Great Ormond Street Hospital
Photos and Plans



Fig 1. Aerial view of Great Ormond Street Hospital (GOSH)

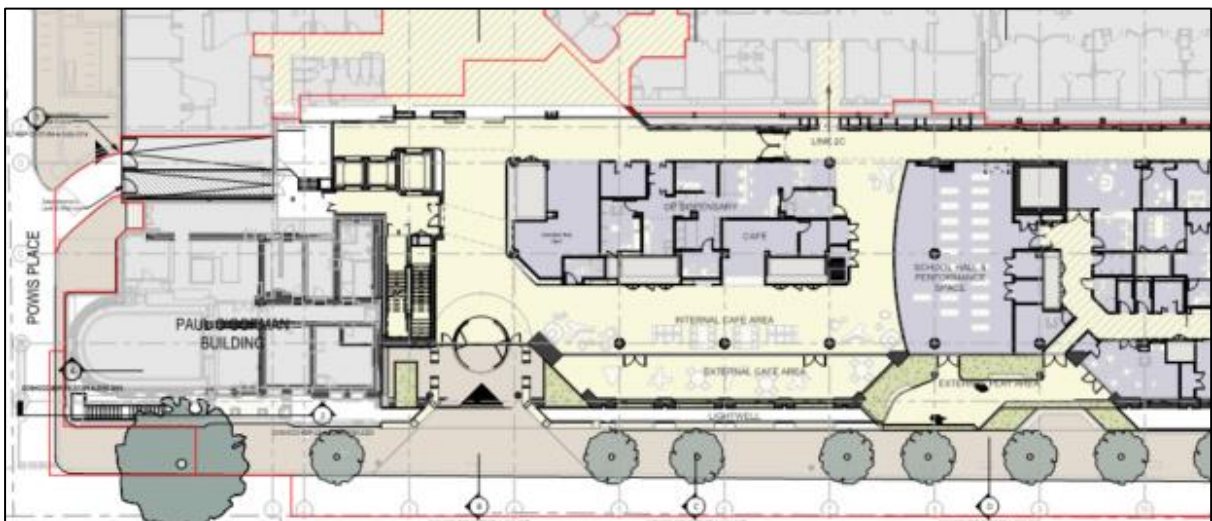


Fig 2. As approved ground floor plan

2023/3223/P – Great Ormond Street Hospital
Photos and Plans

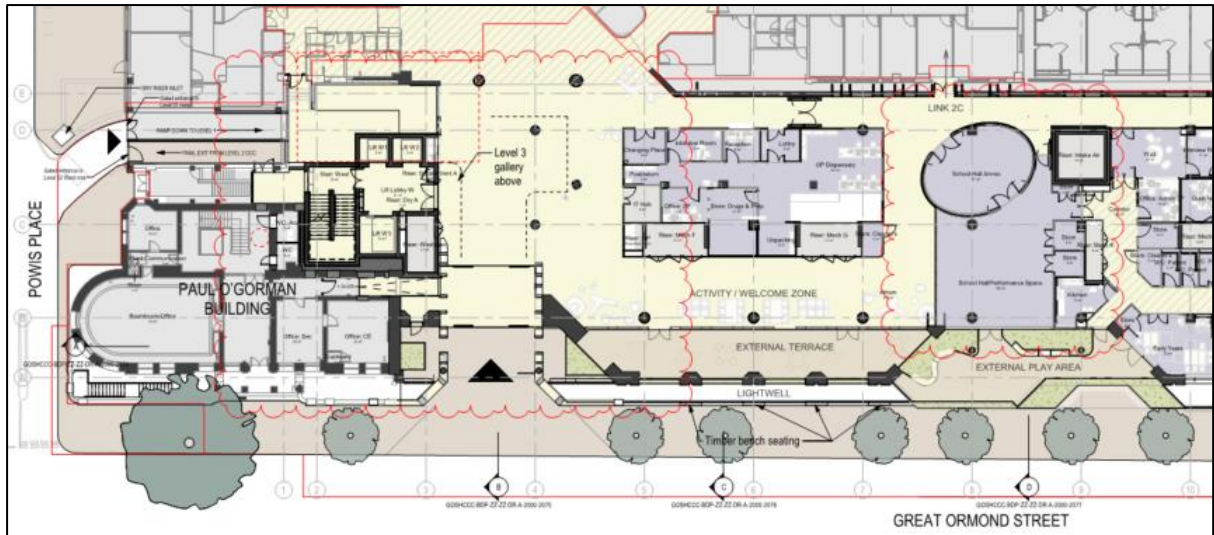


Fig 3. Proposed ground floor plan



Fig 4. As approved 5th floor plan



Fig 5. Proposed 5th floor plan

2023/3223/P – Great Ormond Street Hospital

Photos and Plans



Fig 6. As approved front elevation



Fig 7. Proposed front elevation

2023/3223/P – Great Ormond Street Hospital
Photos and Plans



Fig 8. As approved north elevation



Fig 9. Proposed north elevation

2023/3223/P – Great Ormond Street Hospital Photos and Plans



Fig 10. As approved east elevation

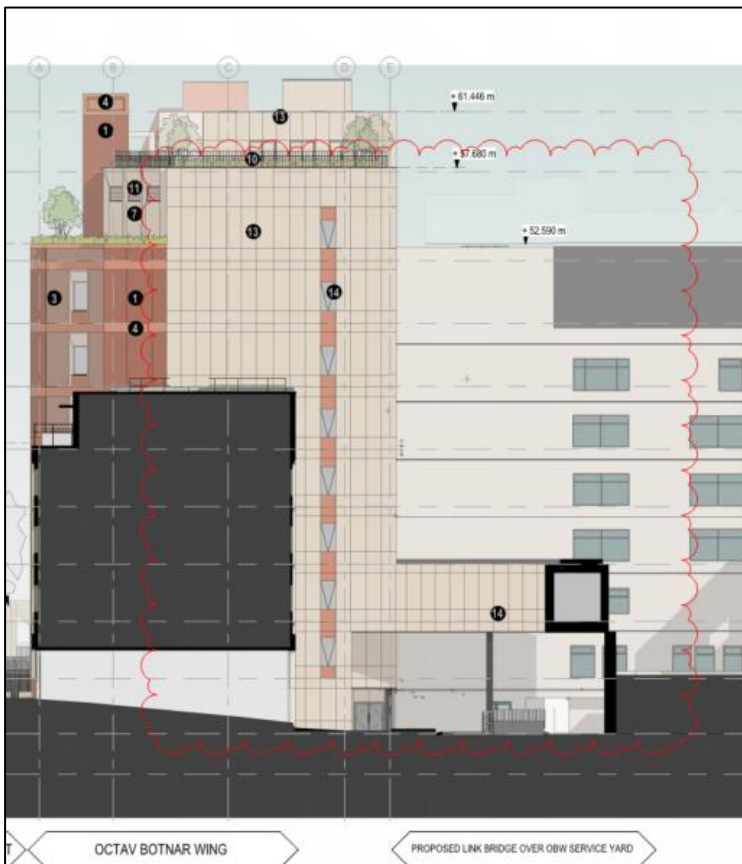


Fig 11. Proposed east elevation

2023/3223/P – Great Ormond Street Hospital Photos and Plans

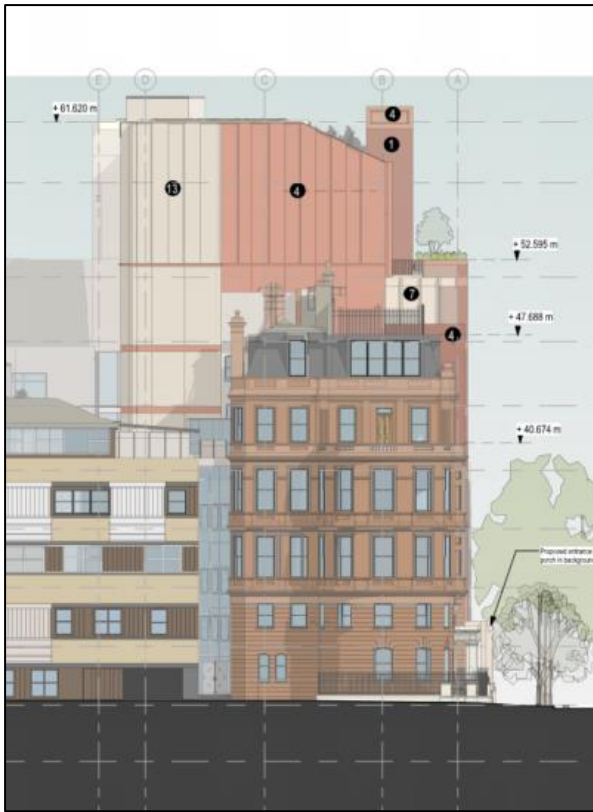


Fig 12. As approved west elevation



Fig 13. Proposed west elevation

Delegated Report		Analysis sheet		Expiry Date:		29/09/2023	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		10/09/2023	
Officer				Application Number(s)			
Daren Zuk				2023/3223/P			
Application Address				Drawing Numbers			
Frontage Building Great Ormond Street Childrens Hospital Great Ormond Street London WC1N 3JH				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of Condition 2 (approved plans) of permission ref. 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.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	28	No. of objections	28
Summary of consultation responses:		Site Notice: displayed 09/08/2023, expired 02/09/2023 Press Notice: published 17/08/2023, expired 10/09/2023 Twenty-eight responses objecting to the proposals were received from neighbouring occupiers. Their concerns are summarised as follows:					

1. The application should not be made under a s.73 amendment due to significant material changes, namely due to the increased bulk and extent of new building on western end.
2. Did not receive notification.
3. Bulk of new building will impact sky views/daylight on upper floors of dwellings opposite.
4. Considers the harms (loss of daylight for residents) outweighs the benefits of the proposal.
5. Considers the Building Damage Ground Movement Assessment requires scrutiny by a specialist historic buildings structural engineer, and that said report should be shared with Historic England.
6. Recommends a procedure be applied to record material, in reference to the 18th century basements and footings, omitted in the Archaeological Desk-Based Assessment.
7. Insufficient cycle parking facilities are provided on site.
8. Concerns with air and noise pollution caused from works in the wider area.
9. Traffic management should be extended to wider area, considering existing one-way traffic system.
10. Concerns regarding construction hours.
11. Concerns with the proposed CMP.

Officer's Response:

- 1) *The proposed amendments are considered minor and within the scope of a s.73 amendment. Further discussion on the amended design of the proposal are outlined in Section 3 of this report.*
- 2) *A site notice was displayed outside the property from 09/08/2023 until 02/09/2023, and a press notice published from 17/08/2023 until 10/09/2023.*
- 3) *The amenity impact of the proposed amendments is discussed in Section 4 of this report.*
- 4) *The amenity impact of the proposed amendments is discussed in Section 4 of this report.*
- 5) *Review of the Building Damage Ground Movement Assessment is not within the scope of this application.*
- 6) *Not within the scope of this application.*
- 7) *The review of cycle parking is not within the scope of the proposed amendments or this application. Details of cycle parking will be submitted and reviewed under a separate application.*
- 8) *Air and noise impacts are to be reviewed under the future CMP.*
- 9) *Traffic management is to be reviewed under the future CMP.*
- 10) *Construction hours are to be reviewed under the future CMP.*
- 11) *The contents of the CMP are to be drafted under consultation with the DCMP working group.*

Site Description

The application site is located on the northern side of Great Ormond Street and relates to a four-storey, plus basement, hospital building (Class C2), referred to as the Frontage Building, which forms part of the wider Great Ormond Street Hospital (GOSH) island site. The host building is not listed but is located in the Bloomsbury Conservation Area as well as the Central London Area and the Knowledge Quarter Innovation District.

Planning permission was granted in July 2023 for the demolition of the existing buildings and erection of a replacement hospital building (see history section below).

Relevant History

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. **Granted 05/07/2023**

2023/1806/P – Details required by Condition 9a (air quality monitors) of permission reference 2022/2255/P dated 17/04/2023 (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). **Granted 13/07/2023**

2023/2066/P – Details required by Condition 23 (basement engineer) of permission reference 2022/2255/P dated 17/04/2023 (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). **Granted 11/07/2023**

2023/2903/P – Details pursuant to Condition 7 (Tree Protection) of planning permission 2022/2255/P dated 17/04/2023 (for: 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). **Granted 23/08/2023**

2023/3016/P – Details pursuant to Condition 20 parts A and B (Archaeology) of planning permission 2022/2255/P dated 17/04/23 (for: 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). **Under Assessment**

Relevant Policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Amenity
- D1 Design
- D2 Heritage

Camden Planning Guidance

- CPG (Design)
- CPG (Amenity)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

- 1.1. Variation to Condition 2 (Approved Plans) of planning permission ref. 2022/2255/P is sought for:
- Amendments to the West Core to include the northern part of the Paul O’Gorman Building (PO’G)
 - Provision of connection to the PO’G building at each floor level
 - Proposed reduction in massing above main entrance at parapet level
 - Design refinement to the front entrance bay
 - Refinement to the internal north facade comprising upgraded facade treatment

2. Planning Considerations

- 2.1. The key planning considerations in the assessment of the current application are:
- Design and Conservation
 - Amenity

3. Design and Conservation

3.1. The Council’s design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 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 not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation.

3.2. The site is located in the Bloomsbury Conservation Area, Sub Area 11. This area is acknowledged as architecturally diverse with a wide range of materials, but with brick as the predominant building material. The area statement recognises the north side of Great Ormond Street as dominated by hospital buildings, with a more imposing character compared to the lower residential buildings on the southern side of the street, including the Grade II listed nos.

41-61 Great Ormond Street. Further, the statement acknowledges the existing building on the site as a later 20th century pale brick building of lesser quality.

Amendments to the Western Core

- 3.3. The proposed change moves the stair core massing to the north and to the west, enabling the plant room to move north and providing a set back from the Level 9 terrace. The massing is then broken up by a continuous brick 'party wall' corresponding with the existing PO'G gable wall. This wall angles back in reference to the neighbouring Homeopathic Hospital roofscape. This redistribution enables the proposed massing adjacent to PO'G to be recessed further so that the upper storeys are behind the mansard roof of PO'G, improving the visual appearance from the street and providing a stronger reference to the local character. This change is considered to be a significant enhancement to the design of the consented scheme.

Connection to the Paul O'Gorman floor levels

- 3.4. The alterations to allow for connection between the P'OG building and the proposed building. This improves the accessibility to PO'G and an improved egress route without any alteration to the public views of the building. This is considered a positive amendment.

Proposed reduction in massing above main entrance at parapet level

- 3.5. The reduction in the building height at the street edge allows a more coherent meeting between the Children's Cancer Centre (CCC) and P'OG. This improves the impact on the street enclosure at this location and provides an improved appearance to the building as viewed from the west.

Design refinement to the front entrance bay

- 3.6. The revisions to the stair core allow the accommodation to be shifted, and further set back. This improves the visual impact of the proposal with a more recessed appearance as apparent in the townscape views. The proposal also includes revision of the main entrance, replacing the revolving door arrangement in favour of a more inclusive lobbied sliding door arrangement.

Refinement to the internal north facade

- 3.7. Non-street facing elevations have been designed primarily with simplicity in mind. Proposed finishes are to be light to maximise daylight reflection in this north facing environment. The material finish has been altered and is now proposed as fibre cement boards in lieu of render. This amendment has been made to address long term maintenance concerns. Proximity to the existing hospital campus means that this elevation will only be viewed from a small number of locations.

Finishing Colour

- 3.8. Colours at window cill and overpanels help provide each floor with its own identity and add to the interest of the elevation. The approved colours have been altered to respond to the emerging interior design strategy that is described as with linking to the Bloomsbury Group / set of artists in the first half of the 20th century.

Impact on the Conservation Area

- 3.9. The impact of the new hospital building has been assessed under the original application (2022/2255/P), which concluded that the introduction of a building of much larger scale than existing will harm the character of the surrounding conservation area to some extent. The identified harm derives from the increased height of the building compared to the height of the existing frontage building and the neighbouring PO'G building. However, the level of harm caused to the conservation area was considered to be less than substantial and was balanced in the decision-making process, given the public benefits arising from the scheme.
- 3.10. The assessment under the original application also investigated the impact on the Grade II listed buildings on the southern side of Great Ormond Street. It concluded that whilst the proposal would be significantly taller than the residential terrace opposite, its increased size and contextual design is considered to break up its massing and provide some relief to the building whilst also referencing the domestic character of the listed terrace. However, the surviving terraces remain integral to the character of one of the earliest surviving areas of residential development in Bloomsbury and, notwithstanding the hospital, retains great consistency of scale, grain and architecture with its surrounding streets. By increasing the scale directly opposite these listed buildings, their setting will be harmed to some extent, the level of harm being again considered to be less than substantial. This harm was also balanced in the decision-making process, given the public benefits arising from scheme.
- 3.11. It is considered that the proposed changes as experienced from the public realm will not impact on the perception of the building to any great extent, nor will it result in changes to local views. Overall, the impact of the new hospital building on the nearby heritage assets and the wider Bloomsbury Conservation Area remain unchanged.

Impact on LVMF

- 3.12. The site is situated in the foreground of LVMF view 4A.1, from Primrose Hill to St. Paul's Cathedral. It is also located in the background of southern views towards St. Paul's from Greenwich Park (LVMF view 5A.2) and from Blackheath Point (6A.1). Therefore, a key consideration in the approved application was the impact the development would have on views of St. Paul's Cathedral.
- 3.13. The proposal was considered to cause a very low level of less than substantial harm to the views of St. Paul's Cathedral, which is a Grade I listed building. However, the level of encroachment was considered minimal and clear views of the western towers and the main dome would be retained, thus preserving the setting and significance of the cathedral. As such, a low level of less than substantial harm to the views of St. Paul's Cathedral was determined. This harm was also balanced in the decision-making process, given the public benefits arising from scheme.
- 3.14. The height of the new building will not increase due to the proposed changes, thus there will be no further harm to the view of St. Paul's Cathedral under LVMF view 4A.1.

Summary

- 3.15. The overall size, scale, and design of the development is considered not to be significantly altered as a result of the proposed changes. The resulting design remains high quality, and

whilst significantly larger than the existing frontage building and residential dwellings opposite, is considered to respond to the key characteristics of buildings in this Sub Area of the Bloomsbury Conservation Area. Further, the proposed changes will not increase the level harm caused to the LVMF of St. Paul's Cathedral, nor have an increased impact on the character and setting of the conservation area and nearby listed buildings.

3.16. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.

3.17. As such, the proposed development would preserve the character and appearance of the Bloomsbury Conservation Area, meeting the statutory tests set out in the NPPF and complying with Policies D1 and D2 of the Camden Local Plan 2017 as well as policies in the Bloomsbury Conservation Area Statement (2011).

4. Amenity

4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

4.2. The approved application assessed the impact of the development on neighbouring amenity including daylight/sunlight, outlook, overlooking (privacy), noise and vibration, and construction impacts. Overall, it was determined that the development is of a large scale and would have a wide range of temporary and long-lasting impacts on the amenity of neighbouring residents., particularly in terms of loss of daylight. Further, the development would likely lead to disruption to residents during the construction phase which will cause some harm to their amenity. However, it was considered that the impacts can be effectively mitigated through a range of planning conditions and legal obligations to control the demolition and construction works. The Construction Management Plan (CMP) in particular was identified as having the potential to mitigate construction impacts. The CMP, while detailed at application stage, would be developed through the Construction Working Group and remain a living document to ensure at all times that the construction framework sufficiently mitigates impacts to local residents, neighbouring hospitals, and nearby businesses.

4.3. The proposed changes to the approved plans, due to their size, scale, and location, are not considered to alter the impact already identified and assessed under the approved application. The proposed height of the new hospital building will remain as approved, and while the new life core location has changed, it is not considered to create any additional impact to neighbouring amenity with regards to daylight/sunlight. Therefore, the changes are considered to be in accordance with planning Policy A1 of the Camden Local Plan 2017.

5. Conclusion and Recommendations

5.1. In conclusion the size, scale, and design of the development is considered not to be significantly altered as a result of the proposed changes. The proposed changes will not increase the level

harm caused to the LVMF of St. Paul's Cathedral, nor have an increased impact on the character and setting of the conservation area and nearby listed buildings. Further, the proposed changes are not considered to create any new impacts on neighbouring amenity.

5.2. As such, the proposals are considered to accord with the requirements of Policies A1, D1 and D2 of the Camden Local Plan and it is recommended that planning permission is granted subject to relevant 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 6th November 2023 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: 2023/3223/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 30 October 2023

Development Management
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Turley
12 Brownlow Mews
Roger Street
London
WC1N 2JU

DRAFT

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

DECISION

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:

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DECISION

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 Borough of Camden Local Plan 2017.

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 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

Chief Planning Officer

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