

Application ref: 2023/2246/P  
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Date: 29 November 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:

**St Pancras Hospital**  
**4 St Pancras Way**  
**London**  
**Camden**  
**NW1 0PE**

Proposal:

Variation of condition 2 (approved drawings) of planning permission 2020/4825/P dated 05/08/22 (for the Partial redevelopment of the site, involving the demolition of seven existing buildings (Ash House, Bloomsbury Day Hospital, the Camley Centre, Jules Thorn Day Hospital, Kitchen and the Post Room & Former Mortuary) and construction of a part seven, part ten storey (plus roof plant) purpose-built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity. New building to comprise a mixture of clinical, research and education purposes, including eye care accident and emergency department, outpatients, operating theatres, research areas, education space, cafe and retail areas, admin space and plant space. Associated site relandscaping works including formation of patient drop off area to St Pancras way, new public realm and routes through the site, cycle parking and servicing ramp and cross over to Granary street) namely to include further basement depth and floorspace area, additional firefighting and escape stairs; consolidation of the wet systems; removal of oil storage tank and internal and external alterations to facilitate firefighting access. No changes to the building envelope above ground level are proposed. Drawing Nos: Existing plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20100 rev P5, 20101 rev P4, 20102 rev P4, 20103 rev P4, 20104 rev P4, 20105 rev P4, 20106 rev P3,

20107 rev P3, 20108 rev P3, 20109 rev P3, 20110 rev P4; ORL-ACM-XX-XX-DR-A-020101 P1;

Demolition plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20120 rev P4, 20121 rev P4, 20122 rev P4, 20123 rev P3, 20124 rev P3, 20125 rev P3, 20126 rev P5, 20127 rev P4, 20128 rev P4, 20129 rev P3;

Proposed plans: Prefix: (ORL-PPA-XX-): XX-DR-A-20240 rev P6, 01-DR-A-20243 rev P6, 02-DR-A-20244 rev P4, 03-DR-A-20245 rev P4, 04-DR-A-20246 rev P4, 05-DR-A-20247 rev P4, 06-DR-A-20248 rev P4, 07-DR-A-20249 rev P4, 08-DR-A-20250 rev P4, 09-DR-A-20251 rev P4, 10-DR-A-20252 rev P4, RF-DR-A-20253 rev P3; ORL-IBI-ZZ-B1-DPL-A-250308 rev P02; ORL-IBI-ZZ-B1-DPL-A-250408 rev P02; ORL-IBI-ZZ-LGDPL-A-250309 rev P02; ORL-IBI-ZZUG-DPL-A-250310 rev P02;

Use Plans: Prefix: (ORL-PPA-XX-LG-DR-A-): 20262 rev P3, 20263 rev P2, 20264 rev P2, 20265 rev P2, 20266 rev P2, 20267 rev P2, 20268 rev P2, 20269 rev P2; ORL-IBI-ZZ-LGDPL-A-250410 rev P02; ORL-IBI-ZZUG-DPL-A-250409 rev P02;

Proposed sections: Prefix: (ORL-PPA-XX-XX-DR-A-): 20302 rev P5, , 20305 rev P5; ORL-IBI-ZZ-ZZDSE-A-251751 rev P02; ORL-IBI-ZZ-ZZDSE-A-251752; ORL-IBI-ZZ-ZZDSE-A-251762 rev P02; ORL-IBI-ZZ-ZZDSE-A-251763 rev P02;

Proposed elevations, treatment and materials: Prefix: (ORL-PPA-XX-XX-DR-A-): 20401 rev P6, 20402 rev P5, 20403 rev P5, 20404 rev P6, 20700 rev P5, 20701 rev P4, 20702 rev P4, 20703 rev P1; ORL-WHA-ZZ-GF-DR-L-110010; ORL-IBI-ZZ-ZZDEV-A-251601 rev P02; ORL-IBI-ZZ-ZZDEV-A-251603 rev P02;

Supporting documents: Air Quality Assessment ORL-INF-XX-XX-RP- PL- 120 dated October 2020; Arboricultural Impact Assessment ORL-INF-XX-XX-RP- PL-130 dated October 2020; Archaeological Desk Based Assessment ORL-INF-XX-XX-RP- PL-140 dated October 2020; Bat Survey ORL-INF-XX-XX-RP- PL-150-2019 dated October 2020; Basement Impact Assessment ORL-INF-XX-XX-RP-PL-330 Revision 5.0 dated May 2021; Desktop Ground Movement Assessment rev.2.0 dated May 2021; Basement Impact Assessment Proforma ORL-INF-XX-XX-RP- PL-335 dated October 2020; Biodiversity Net Gain Assessment ORL-INF-XX-XX-RP- PL-160- Metric 2.0 dated October 2020; Circular Economy Statement ORL-INF-XX-XX-RP- PL- 180 dated October 2020; Covering Letter ORL-INF-XX-XX-RP- PL-010 dated 16th October 2020; Daylight, Sunlight and Overshadowing Report ORL-INF-XX-XX-RP-PL-190 Revision 1.0 dated February 2021; Delivery and Servicing Plan ORL-INF-XX-XX-RP- PL-200 dated October 2020; Design and Access Statement ORL-INF-XX-XX-RP- PL-100 Rev P04 dated 15.10.20; Designing Out Crime Statement ORL-INF-XX-XX-RP- PL- 105 dated November 2020; Energy Strategy ORL-INF-XX-XX-RP- PL- 220 dated October 2020; External Lighting Assessment ORL-INF-XX-XX-RP- PL-280 dated October 2020; Fire Safety Statement ORL-ACM-XX-RP-Y-000001\_S3\_Fire Safety Statement dated January 2022; Flood Risk Assessment and Drainage Strategy ORL-INF-XX-XX-RP- PL- 240 dated May 2021 rev 1.0; Illustrative Parameters Plan for remaining site (1906\_P\_0001, 1906\_P\_0002, 1906\_P\_0003 Rev A); Landscape Design Report ORL-INF-XX-XX-RP- PL- 270 dated October 2020; Noise and Vibration Assessment ORL-INF-XX-XX-RP- PL-290 dated October 2020; Operational Recycling and Waste Management Plan ORL-INF-XX-XX-RP- PL- 370 dated October 2020; Outline Construction Management Plan ORL-INF-XX-XX-RP- PL-170 dated May 2021 rev 1.0; Phase 1 Geotechnical and Geoenvironmental Desk Study Report ORL-INF-XX-XX-RP-

PL- 260 dated October 2020; Planning Statement ORL-INF-XX-XX-RP- PL-110 dated October 2020; Preliminary Ecological Appraisal Report ORL-INF-XX-XX-RP- PL-320 dated October 2020; Social, Economic and Health Impact Report ORL-INF-XX-XX-RP- PL-210 dated October 2020; Statement of Community Involvement ORL-INF-XX-XX-RP- PL-310 dated October 2020; St Pancras Hospital Operational Strategy (Camden & Islington NHS Foundation Trust supporting letter); Sustainability Statement ORL-INF-XX-XX-RP- PL- 340 dated October 2020; Townscape, Heritage and Visual Impact Assessment ORL-INF-XX-XX-RP- PL- 250 dated November 2020; Transport Assessment ORL-INF-XX-XX-RP- PL- 350 dated October 2020; Travel Plan ORL-INF-XX-XX-RP- PL- 360 dated October 2020; Tree Survey Report ORL-INF-XX-XX-RP- PL-135 dated October 2020; Wind Microclimate Assessment ORL-INF-XX-XX-RP- PL dated October 2020; Whole life carbon assessment Report dated March 2021; Revised Areas Schedule dated 12 May 2023.

Post submission technical queries and notes: Air Quality Responses via Email at 13:04 on 09/02/2021; Archaeology Responses via Email at 16:06 on 09/02/2021; Biodiversity technical note dated February 2021; City Road Floorspace via Email at 16:09 on 07/12/2020; Energy and sustainability technical note dated March 2021; Flood Risk Assessment and Drainage Strategy technical note #1 dated February 2021; Last Half Mile Proposed Green Line 1/2 Figure: 60588325-GL-001\_Highway Boundary dated 15/02/2022; Last Half Mile Proposed Green Line 2/2 Figure: 60588325-GL-001\_Highway\_Boundary dated 15/02/2022; 2); Colonnade Area - plan number 60588325-SU-006 Rev A; Proposed Highway to be Stopped Up (Ref: 60588325-SU-001 Rev B); 29.04.21 Response Note to TfL; Design and Access Statement Addendum ORL-INF-XX-XX-RP-PL-100-AD Rev P01 dated 30.04.21; CMS Summary of the Collaboration Agreement between C&I, KC (SPH) Limited Partnership and Moorfields Eye Hospital NHS Foundation Trust - 'Letter to Guy Bransby - 20.04.2021; Decant Programme Summary 220111 V2 ; Landscape Design (Arboriculture) technical note dated March 2021; Thames Water Comments - TW reference 2020/4825/P via Email at 17:14 on 23/02/2021; Thames Water Comments via Email at 15:08 on 09/02/2021; Thames Water letter DS6081542\_Pre Dev Capacity letter\_red dated 26 February 2021; Townscape, Heritage and Visual Impact Assessment Addendum dated February 2021; Transport Last Half Mile - Green Line Proposals 0046801-3608 Revision P01 dated 1 March 2021; Transport note TN001: Responses to LB Camden Comments dated 5 February 2021; Transport note TN002: Response to LB Camden Comments - Mode Share dated 18 Feb 2021; Transport note TN003: Patient Travel Behaviour dated February 2021; Transport note TN004: Travel Behaviour Survey Results dated 22 March 2021; Transport Note TN005: Alternative Transport Provision dated 22 April 2021; Transport Note TN006: Last Half Mile Bus Stops V1.0 dated 15 December 2021; Transport Technical Queries on Cycle Provision dated March 2021; Transport: Outline Construction Management Plan ORL-INF-XX-XX-RP-PL-170 Revision 1.0 dated March 2021; SPH Patient Safety Group Terms of Reference V6 dated January 22 and Inpatient Services update dated January 2022;

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2020/4825/P shall be replaced with the following condition:

## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- Existing plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20100 rev P5, 20101 rev P4, 20102 rev P4, 20103 rev P4, 20104 rev P4, 20105 rev P4, 20106 rev P3, 20107 rev P3, 20108 rev P3, 20109 rev P3, 20110 rev P4; ORL-ACM-XX-XX-DR-A-020101 P1;

Demolition plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20120 rev P4, 20121 rev P4, 20122 rev P4, 20123 rev P3, 20124 rev P3, 20125 rev P3, 20126 rev P5, 20127 rev P4, 20128 rev P4, 20129 rev P3;

Proposed plans: Prefix: (ORL-PPA-XX-): XX-DR-A-20240 rev P6, 01-DR-A-20243 rev P6, 02-DR-A-20244 rev P4, 03-DR-A-20245 rev P4, 04-DR-A-20246 rev P4, 05-DR-A-20247 rev P4, 06-DR-A-20248 rev P4, 07-DR-A-20249 rev P4, 08-DR-A-20250 rev P4, 09-DR-A-20251 rev P4, 10-DR-A-20252 rev P4, RF-DR-A-20253 rev P3; ORL-IBI-ZZ-B1-DPL-A-250308 rev P02; ORL-IBI-ZZ-B1-DPL-A-250408 rev P02; ORL-IBI-ZZ-LGDPL-A-250309 rev P02; ORL-IBI-ZZUG-DPL-A-250310 rev P02;

Use Plans: Prefix: (ORL-PPA-XX-LG-DR-A-): 20262 rev P3, 20263 rev P2, 20264 rev P2, 20265 rev P2, 20266 rev P2, 20267 rev P2, 20268 rev P2, 20269 rev P2; ORL-IBI-ZZ-LGDPL-A-250410 rev P02; ORL-IBI-ZZUG-DPL-A-250409 rev P02;

Proposed sections: Prefix: (ORL-PPA-XX-XX-DR-A-): 20302 rev P5, , 20305 rev P5; ORL-IBI-ZZ-ZZDSE-A-251751 rev P02; ORL-IBI-ZZ-ZZDSE-A-251752; ORL-IBI-ZZ-ZZDSE-A-251762 rev P02; ORL-IBI-ZZ-ZZDSE-A-251763 rev P02;

Proposed elevations, treatment and materials: Prefix: (ORL-PPA-XX-XX-DR-A-): 20401 rev P6, 20402 rev P5, 20403 rev P5, 20404 rev P6, 20700 rev P5, 20701 rev P4, 20702 rev P4, 20703 rev P1; ORL-WHA-ZZ-GF-DR-L-110010; ORL-IBI-ZZ-ZZDEV-A-251601 rev P02; ORL-IBI-ZZ-ZZDEV-A-251603 rev P02;

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

- 2 This development must be begun no later than five years from the date of the previous permission of 2020/4825/P dated 08/08/2022 permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended) and to ensure adequate time for necessary mitigation to be carried out in the form of the relocation of services within the development site and from adjacent inpatient accommodation blocks can be carried out in a carefully planned manner in accordance with policies G1, C1, and A1 of the London Borough of Camden Local Plan 2017.

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

Supporting documents: Air Quality Assessment ORL-INF-XX-XX-RP- PL- 120 dated October 2020; Arboricultural Impact Assessment ORL-INF-XX-XX-RP-

PL-130 dated October 2020; Archaeological Desk Based Assessment ORL-INF-XX-XX-RP- PL-140 dated October 2020; Bat Survey ORL-INF-XX-XX-RP- PL-150-2019 dated October 2020; Basement Impact Assessment ORL-INF-XX-XX-RP-PL-330 Revision 5.0 dated May 2021; Desktop Ground Movement Assessment rev.2.0 dated May 2021; Basement Impact Assessment Proforma ORL-INF-XX-XX-RP- PL-335 dated October 2020; Biodiversity Net Gain Assessment ORL-INF-XX-XX-RP- PL-160- Metric 2.0 dated October 2020; Circular Economy Statement ORL-INF-XX-XX-RP- PL- 180 dated October 2020; Covering Letter ORL-INF-XX-XX-RP- PL-010 dated 16th October 2020; Daylight, Sunlight and Overshadowing Report ORL-INF-XX-XX-RP-PL-190 Revision 1.0 dated February 2021; Delivery and Servicing Plan ORL-INF-XX-XX-RP- PL-200 dated October 2020; Design and Access Statement ORL-INF-XX-XX-RP- PL-100 Rev P04 dated 15.10.20; Designing Out Crime Statement ORL-INF-XX-XX-RP- PL- 105 dated November 2020; Energy Strategy ORL-INF-XX-XX-RP- PL- 220 dated October 2020; External Lighting Assessment ORL-INF-XX-XX-RP- PL-280 dated October 2020; Fire Safety Statement ORL-ACM-XX-RP-Y-000001\_S3\_Fire Safety Statement dated January 2022; Flood Risk Assessment and Drainage Strategy ORL-INF-XX-XX-RP- PL- 240 dated May 2021 rev 1.0; Illustrative Parameters Plan for remaining site (1906\_P\_0001, 1906\_P\_0002, 1906\_P\_0003 Rev A); Landscape Design Report ORL-INF-XX-XX-RP- PL- 270 dated October 2020; Noise and Vibration Assessment ORL-INF-XX-XX-RP- PL-290 dated October 2020; Operational Recycling and Waste Management Plan ORL-INF-XX-XX-RP- PL- 370 dated October 2020; Outline Construction Management Plan ORL-INF-XX-XX-RP- PL-170 dated May 2021 rev 1.0; Phase 1 Geotechnical and Geoenvironmental Desk Study Report ORL-INF-XX-XX-RP- PL- 260 dated October 2020; Planning Statement ORL-INF-XX-XX-RP- PL-110 dated October 2020; Preliminary Ecological Appraisal Report ORL-INF-XX-XX-RP- PL-320 dated October 2020; Social, Economic and Health Impact Report ORL-INF-XX-XX-RP- PL-210 dated October 2020; Statement of Community Involvement ORL-INF-XX-XX-RP- PL-310 dated October 2020; St Pancras Hospital Operational Strategy (Camden & Islington NHS Foundation Trust supporting letter); Sustainability Statement ORL-INF-XX-XX-RP- PL- 340 dated October 2020; Townscape, Heritage and Visual Impact Assessment ORL-INF-XX-XX-RP- PL- 250 dated November 2020; Transport Assessment ORL-INF-XX-XX-RP- PL- 350 dated October 2020; Travel Plan ORL-INF-XX-XX-RP- PL- 360 dated October 2020; Tree Survey Report ORL-INF-XX-XX-RP- PL-135 dated October 2020; Wind Microclimate Assessment ORL-INF-XX-XX-RP- PL dated October 2020; Whole life carbon assessment Report dated March 2021; Revised Area Schedule dated 12 May 2023.

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

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Post submission technical queries and notes: Air Quality Responses via Email at 13:04 on 09/02/2021; Archaeology Responses via Email at 16:06 on 09/02/2021; Biodiversity technical note dated February 2021; City Road Floorspace via Email at 16:09 on 07/12/2020; Energy and sustainability technical note dated March 2021; Flood Risk Assessment and Drainage Strategy technical note #1 dated February 2021; Last Half Mile Proposed Green Line 1/2 Figure: 60588325-GL-001\_Highway Boundary dated

15/02/2022; Last Half Mile Proposed Green Line 2/2 Figure: 60588325-GL-001\_Highway\_Boundary dated 15/02/2022; Proposed Highway to be Stopped Up (Ref: 60588325-SU-001 Rev B); 29.04.21 Response Note to TfL; Design and Access Statement Addendum ORL-INF-XX-XX-RP-PL-100-AD Rev P01 dated 30.04.21; CMS Summary of the Collaboration Agreement between C&I, KC (SPH) Limited Partnership and Moorfields Eye Hospital NHS Foundation Trust - 'Letter to Guy Bransby - 20.04.2021; Decant Programme Summary 220111 V2 ; Landscape Design (Arboriculture) technical note dated March 2021; Thames Water Comments - TW reference 2020/4825/P via Email at 17:14 on 23/02/2021; Thames Water Comments via Email at 15:08 on 09/02/2021; Thames Water letter DS6081542\_Pre Dev Capacity letter\_red dated 26 February 2021; Townscape, Heritage and Visual Impact Assessment Addendum dated February 2021; Transport Last Half Mile - Green Line Proposals 0046801-3608 Revision P01 dated 1 March 2021; Transport note TN001: Responses to LB Camden Comments dated 5 February 2021; Transport note TN002: Response to LB Camden Comments - Mode Share dated 18 Feb 2021; Transport note TN003: Patient Travel Behaviour dated February 2021; Transport note TN004: Travel Behaviour Survey Results dated 22 March 2021; Transport Note TN005: Alternative Transport Provision dated 22 April 2021; Transport Note TN006: Last Half Mile Bus Stops V1.0 dated 15 December 2021; Transport Technical Queries on Cycle Provision dated March 2021; Transport: Outline Construction Management Plan ORL-INF-XX-XX-RP-PL-170 Revision 1.0 dated March 2021; SPH Patient Safety Group Terms of Reference V6 dated January 22 and Inpatient Services update dated January 2022;2) Colonnade Area - plan number 60588325-SU-006 Rev A;

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

- 5 The proportion and quantum of health care, research and education areas within the composite use shall, as a minimum, remain in accordance with the areas schedule hereby approved (ref. areas schedule 210312 Rev J.).

Reason: To ensure that the strategic public benefits of the scheme are delivered and that the building does not adversely affect the adjoining premises/occupiers/immediate area by reason of an intensification via the use of a higher proportion of internal areas for activities (such as commercial) that generate higher trips numbers and employment density and therefore cause excessive pressure on the local open spaces, transport network and cycle parking provision in accordance with policies G1, C1, CC1, D1, A1, A2, TC1, T1, T3 and DM1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of the relevant part of works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors types and soffit/undercroft detailing;

- b) Typical details including sections at 1:10 of cornice line details, to include reveals;
- c) Plan, elevation and section drawings, of all ground floor facades at a scale of 1:10, to include details of areas reserved for external wayfinding and building signage;
- d) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
- e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1mx1m of those materials (to be provided on site).
- f) A typical sample elevation panel (minimum 2m x 2m in size) including section of glazed opening, terracotta panel and fins, showing reveal and header detail and showing the colour and texture of facing materials (to be provided on site)
- g) Typical details of external louvres
- h) Details of all bollards and ram barriers (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.
- i) Details of the roller shutter to the deliveries and servicing bay entrance
- j) Details of vision glass where proposed to the exterior façade at ground and lower ground floor levels
- k) Typical plan, elevation and section drawings of terracotta panels;

The sample panels require above should be erected on-site and approved by the Council before the relevant parts of the work are commenced. The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the character and appearance of the proposed building and wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

- 7 The development hereby approved shall achieve high standards of accessible and inclusive design in accordance with the details outlined within the hereby approved Design and Access Statement, taking into account the requirements of Part M of the Building Regulations. The principles for designing the scheme for people living with visual impairment / eye diseases and inclusive design principles shall be carried through to the detailed design stage for the building and the public realm, and retained in perpetuity.

Reason: To promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first use of the new facility, a lighting strategy for all areas of external artificial lighting shall be submitted to and approved in writing by the local planning authority. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes for the Reduction of Obtrusive Light'. Details should also be submitted for approval of measures to minimise use of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Such strategy shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter

alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties, maintainability, whole life cost and energy use and impact on the adjacent Sites of Important Nature Conservation

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

- Reason: To maintain a high quality of amenity and a safe environment and to minimise disruption to adjoining occupiers and for nature conservation, in accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan 2017.
- 9 Prior to first use of the facility, the refuse and recycling storage areas and facilities shown on plans hereby approved shall be completed and made available. The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first use of the building and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies A1, T1 and CC5 of the Camden Local Plan 2017.

- 10 The scheme hereby approved shall be carried out in accordance with the archaeological details approved under applications 2022/3889/P dated 21/11/2022 and 2023/0623/P dated 23/02/2023. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. Part C of this condition is outstanding. The archaeological condition will not be fully satisfied and discharged until all works are complete to include:

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 stage 2 WSI.

Reason: To safeguard the archaeological and historical interest on this site in accordance with policy D2 of the Camden Local Plan 2017.

- 11 The scheme hereby approved shall be carried out in accordance with the Written Scheme of Investigation details approved under applications 2022/3606/P dated 26/10/2022. The archaeological condition will not be fully satisfied and discharged until all works are complete to include:
- B. 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 2017.

- 12 The development hereby approved shall be carried out in accordance with the Fire Strategy and details approved on 09/06/2023 under reference 2023/0386/P, or other such details as submitted to and approved by the local



planning authority in writing. The statement is required to detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The development shall be implemented in accordance with the approved Fire Statement and retained as such for the lifetime of the development.

Reason: In order to achieve the highest standards of fire safety and ensure the safety of all building users accordance with policy D12 of the London Plan 2021.

- 13 The basement excavation works hereby approved shall be overseen, impacted and approved in accordance with the details approved under 2023/0268/P on 08/02/2023. 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, local water environment 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.

- 14 Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

The submission to include details of:

- a) full details of all public realm, terraces and routes
- b) locations of external CCTV and security monitors/fixtures
- c) public realm planters including sections, materials and finishes and planting schedules
- d) final location details of all trees, with accompanying evidence that all locations have been investigated to ensure planting is viable and takes sufficient account of the proximity of local highway and underground infrastructure;
- e) permanent works, including samples of ground surface materials, to all areas of public open space including details of materials and finishes
- f) details of the planting species and soil type
- g) a maintenance plan
- h) irrigation
- i) rain water harvesting to serve the roof garden
- j) sectional drawings of all planting areas

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, the safety of patients and visitors as well as securing bio-diversity net gains in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 15 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 or any phase of the development or prior to the first use of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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 contributes to the visual amenity and character of the area, the safety of patients and visitors as well as securing bio-diversity net gains in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 16 Before the relevant part of the development commences full details of the tree planting shall be submitted to and approved in writing by the local planning authority.

Such details shall include:

- a schedule detailing species, sizes and locations of trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014
- details of any proposed earthworks including grading, mounding and other changes in ground levels.
- a tree management plan including a scheme of maintenance and details of irrigation methods and measures

Any trees 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 Council gives written consent to any variation.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1, A1, A2 and A3 of the Camden Local Plan 2017.

- 17 Full details in respect of the green/brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details

shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. Areas of green/brown roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 18 The development here by approved shall be carried out in accordance with the submitted Ecological Enhancement Plan (including specification and locations of the biodiversity enhancements) as approved on 07/11/2022 under application 2022/4093/P for Part A of Condition 18.

Part B shall be submitted to and approved by the local planning authority before the relevant part of the development commences.

B) Prior to commencement of above ground construction, further details shall be submitted to include specification and locations of the biodiversity enhancements on the proposed buildings (including bird and bat boxes) appropriate to the development's location, scale and design.

The works shall be implemented in accordance with the approved plans and measures shall be installed prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies D1 and A3 of the Camden Local Plan 2017.

- 19 Other than the rooftop terrace provided to the roof of the lower wing in the south west of the development (as shown on drawing no.ORL-PPA-XX-06-DR-A-20248 Rev P4 hereby approved), all areas of flat roofs within the development shall not be used as terraces without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of adjoining and future neighbours in accordance with the requirements of policy A1 and D1 of the Camden Local Plan 2017.

- 20 The development hereby approved shall be carried out in accordance with the site contamination details approved on 24/02/2023 under reference 2023/3909/P, or other such details as 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 the risks from land contamination to the future users of the

land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 21 The scheme hereby approved shall be carried out in accordance with the details within the radon gas and vapour investigation approved under 2022/4300/P dated 15/02/2022.

The condition will not be fully discharged until the approved RS is implemented and a Verification Report (VR) is submitted to, and approved in writing by, the local planning authority. Where remedial measures are implemented to protect end-users of the development they shall be retained in perpetuity.

Reason: To ensure the risks to the future users of the site can be carried out safely without unacceptable risks in accordance with policies G1, D1, A1, CC4 and DM1 of the London Borough of Camden Local Plan 2017.

- 22 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 23 Before the use commences, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 the Camden Local Plan 2017.

- 24 Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10dB one metre outside any premises. The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power. Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/ equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

- 25 Prior to any above ground construction, full details of the sustainable urban drainage system and permeable paving shall be submitted to and approved in

writing by the local planning authority. Such system shall be based on the details set out within the Flood Risk and Drainage assessment hereby approved. Details shall include a maintenance plan. The system shall be implemented as part of the development and thereafter retained and maintained.

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 CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 26 The development shall not be occupied until confirmation (including from Thames Water) has been provided that either: Capacity exists off site to serve the development; or all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or, a housing and infrastructure phasing plan has been agreed with Thames Water to allow the use of the building to commence. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.

Reason: The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017

- 27 The development shall not be occupied until confirmation has been provided that either: all surface water network upgrades required to accommodate the additional flows from the development have been completed; or, a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to network capacity issues and reinforcement works may be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

- 28 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail 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. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and

controlled waters in accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 29 Prior to commencement of above-ground development, 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 exhaust stack, catering exhausts 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 protect the amenity of residents in accordance with London Borough of Camden Local Plan 2017 Policy CC4 and London Plan 2021 policy SI 1.

- 30 Prior to commencement of above ground works consideration of alternative technology options for back up generation should be considered and details of any proposed Emergency Diesel/oil Generator Plant and associated abatement technologies including make, model and emission details shall have been submitted to and approved by the Local Planning Authority in writing. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter on an annual basis to verify compliance with regulations made by the Secretary of State.

Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the Camden Local Plan 2017.

- 31 The development hereby approved shall be carried out in accordance with the air quality measures and details approved on 23/02/2023 under reference 2022/3943/P, or other such details as 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.

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 and CC4 of the the Camden Local Plan 2017.

- 32 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in

accordance with the requirements policies A1 and CC4 of the Camden Local Plan 2017.

- 33 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. 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

- 34 Prior to first use of the development commences, details of secure and covered cycle storage, changing, shower and locker area for cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first use of the building, and permanently retained thereafter.

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.

- 35 No loading or unloading of goods, (other than delivery of oil/diesel) including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 36 The development shall not be occupied until the blue badge car parking provision shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy T2 of the London Borough of Camden Local Plan 2017.

- 37 Prior to the occupation of any phase / building, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto: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 relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in line with London Plan Policy SI 7.

- 38 Prior to the occupation of any phase / building, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in line with London Plan Policy SI 7 and the Circular Economy Statements draft London Plan Guidance 2021.

#### Informative(s):

##### 1 Reasons for granting permission

Planning permission was previously granted for the demolition of existing buildings on site and the erection of a new purpose built eye-care, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity under reference 2020/4825/P dated 05/08/22.

Several conditions have since been discharged and the development has commenced on site. Permission is now sought for a number of design alterations mostly limited to the basement and lower ground and upper ground floors of the building with the exception of one external change with the addition of an escape door to the north west elevation. The proposed amendments are as follows:

- Excavation of the basement level an additional 2.05m into the ground than the approved position, bringing the new depth to 15.1m to allow for a double height space to accommodate the new larger sprinkler tank and relocated wet plant and public health plant from the mezzanine level;
- Minor increase in basement area (an additional 267 sqm, from an enlargement to the eastern and southern boundary);
- Addition of stair from the basement level to lower ground floor which will provide easy access and escape to the MEP services area. Another dedicated firefighting and escape stairs is proposed that is directly accessed from Granary Street by the loading bay on the upper ground floor. This is required in the event of an emergency;
- Rationalisation of all levels in the lower ground to improve accessibility



by removing stairs between the rooms and the lifts and firefighting stairs;

- Consolidation of the wet systems and the dry systems into a more coherent layout;
- Improved efficiency of maintenance access and egress of the plant rooms;
- Facilitation of the firefighting access directly to the sprinkler pump room;
- Access allowed via the lift core to the Lower Ground floor;
- Removal of oil storage tank as part of the structure, so it becomes a buried service; and
- Addition of a fire fighting and escape door to the northwest elevation.

The application also seeks to amend Condition 5 to obtain approval for a revised area schedule to remove reference to the mezzanine floor and also reflect the minor increase in basement area listed above.

The proposed amendments are generally minor internal changes that will have limited impact on the design and appearance of the general appearance of the approved building. The amendments to the previous basement design are considered acceptable as they remove the mezzanine level but also reorganise the plant rooms creating a more coherent layout at this level.

The Basement construction plan which was secured via the section 106 pre-empted the proposed revised scheme. Therefore, Campbell Reith have confirmed that the BIA revision as attached to this permission had the deepened section in the North East corner and it also picked up on the extended area. Therefore, the BIA revision is one which was included in the BCP and therefore, they have no objection to the proposed works.

The Fire Protection Strategy for the building has also been further considered and designed and it now includes the implementation of a sprinkler system throughout the building. The additional depth in the basement allows more MEP service space and has resulted in the creation of a more coherent escape route within the services area.

The changes to the basement also remove the previously approved multiple level changes at these levels which were to be used for both general access and plant maintenance routes. The revised routes are considered to overcome these design restrictions.

The addition of a escape stair door to Granary Street in replace of a previously approved window is considered acceptable as it would not harm the architectural integrity of the building in any way.

- 2 No objections were received prior to the determination of this application and the planning history of the site has been taken into account when coming to this decision. The GLA have assessed the proposals and confirmed the amendments do not give rise to any new strategic issues and the Council may therefore determine application without further reference to the GLA. Historic England and TFL have responded to confirm they have no comments on the proposals. The Canal and Rivers Trust responded to advise that there are no significant issues for the Trust with the amendments indicated on the plans.

They remind the applicant to sign up to the Code of Practice for Works affecting the Canal and River Trust. This information has also been added to the permission as an informative.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, A5, CC1, CC3, CC4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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 and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 5 GLAAS 1

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015

## 6 GLAAS 2

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Guidance for historic building recording best practice on our website.  
<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

## 7 Thames Water - Waste water assets:

"The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

## 8 Thames Water - water assets:

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

## 9 Thames Water - Trade effluent consent

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic

Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling

access etc may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

10 Thames Water - Grease separates

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information: [www.thameswater.co.uk/help](http://www.thameswater.co.uk/help)

- 11 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 12 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 13 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 14 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information

and this will help in future decision making.

- 15 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 3900 or [www.naturalengland.org.uk](http://www.naturalengland.org.uk).

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