

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	19/01/2011
	N/A / attached	<b>Consultation Expiry Date:</b>	N/A

<b>Officer</b>	<b>Application Number(s)</b>
Amanda Peck	2010/6396/P

<b>Application Address</b>	<b>Drawing Numbers</b>
Former Elizabeth Garrett Anderson Hospital 126-144 Euston Road London NW1 2AP	Refer to draft decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

**Proposal(s)**

Submission of details pursuant to condition 4 (Archaeological monitoring) of planning permission reference 2007/3736/P granted on 23/03/2009 for the demolition of buildings on site (apart from listed wing building) and redevelopment to provide offices, housing and retail floorspace, disabled car parking and associated access and landscaping.

**Recommendation(s):** Grant approval of details

**Application Type:** Approval of Details

**Conditions or Reasons for Refusal:** Refer to Draft Decision Notice

**Informatives:**

**Consultations**

<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		

**Summary of consultation responses:** n/a

**CAAC/Local groups comments:**

A representative of Ossulston TRA has commented on the application, broadly supporting the original application and commenting as follows:

- Appears to be no proper consultation for the submission of these details (Officer comment – none is required for such applications);
- The S106 agreement must be considered for the benefits of this local area and its residents. Camden Council should consider the/a S106 when granting permission to this application. Many benefits will be coming out of this redevelopment.

**Site Description**

The site is bounded by Euston Road and Church Way. The site is nearing completion to provide offices, housing and retail development with associated disabled parking, access and landscaping. All buildings were demolished with the exception of the original three storey late Victorian building. The wider area is characterised by commercial activity and Euston Road station at the Euston Road frontage with residential beyond. To the west of the site lies the 15 storey Evergreen House, immediately adjoining the site to the east, are single-storey shops fronts projecting from two attractive Victorian buildings.

## **Relevant History**

- 2007/3736/P Demolition of buildings on site (apart from listed wing building) and redevelopment to provide offices, housing and retail floorspace, disabled car parking and associated access and landscaping. Granted following completion of S106 Legal Agreement 23/03/2009.
- Various approval of details applications associated with the above.

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

### **Camden Planning Guidance 2006**

## **Assessment**

Condition 5 states -

*Any necessary geotechnical pits that are excavated for engineering purposes should be monitored by a competent archaeological organisation to determine the levels of natural deposits and the levels of truncation across the site.*

*Reason: In order define the permission and to ensure that the development is undertaken in accordance with the requirements of policy B8 of the Camden Replacement Unitary Development Plan 2006.*

The applicants have submitted an "Archaeological watching brief report" produced by Museum of London Archaeology. English Heritage's Greater London Archaeology Advisory Service confirmed in a letter to the Council on 27<sup>th</sup> January 2011 that they have visited the site and agree with the conclusion of the report that no archaeological features or finds were observed. GLAAS have therefore advised that this condition has been satisfied.

## **Recommendation**

It is recommended that the details submitted for condition 4 are approved.

An informative is also recommended to be added denoting that all conditions in relation to the original permission which required the submission of approval of detail applications have now been satisfied.

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