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SEF Architects
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53-57 Highgate Road
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London
NW5 1TL

Application Ref: **2004/1138/P**
Please ask for: **Hannah Baker**
Telephone: 020 7974 2078

30 September 2005

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Royal National Throat Nose and Ear Hospital
330 Gray's Inn Road
London
WC1X 8DA

Proposal:
Erection of new hospital treatment centre on four floors, involving the demolition of existing freestanding buildings, stores and workshops, and including the installation of rooftop plant.
Drawing Nos: Highways statement; Noise survey report & 0346/2 02/100h; 101h; 102h; 103h; 104h; 105h; 106h; 108a; 109; 110; 111; 112h; 113h; 114h; 115m.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of five 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 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 3 Prior to the installation of the emergency generator on site, a plan at 1:50 showing the exact location of the emergency generator together with a scheme detailing how nearby residential dwellings will be protected against noise, shall be submitted to and approved in writing by the local planning authority. The scheme shall include proposals for controlling noise caused by routine testing and maintenance activities on the plant concerned.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 4 No development shall take place until:
 - a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
 - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.

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 policy EN10 of the London Borough of Camden Unitary Development Plan 2000.

- 5 At least 7 cycle parking spaces shall be provided as shown on plan m/0346/2/02/115M. This space shall be maintained and retained for the purpose of cycle parking only, unless otherwise agreed in writing by the Council.

To ensure that the Council may be satisfied that cycle facilities are provided within the complex in accordance with policies TR22 and DS10 of the London Borough of Camden Unitary Development Plan, March 2000.

- 6 The development shall not be commenced until a full BREEAM assessment has been submitted to and approved in writing by the Local Planning Authority, and the approved environmental standards shall be implemented and maintained thereafter.

Reason: In order to address principles of sustainable design in accordance with policies SRE1, SEN2 and EN12 of the London Borough of Camden Unitary Development Plan, 2000.

- 7 Sample panels of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing, together with samples of fencing, railings, doors, windows, glazing, cladding, panneling shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 8 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN15 and EN35 of the London Borough of Camden Unitary Development Plan 2000.

- 9 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. 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 Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies EN15 and EN35 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 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.
- 2 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 3 The Council's Streets Management Engineering Group should be consulted regarding the construction of the crossover on the public highway and any other

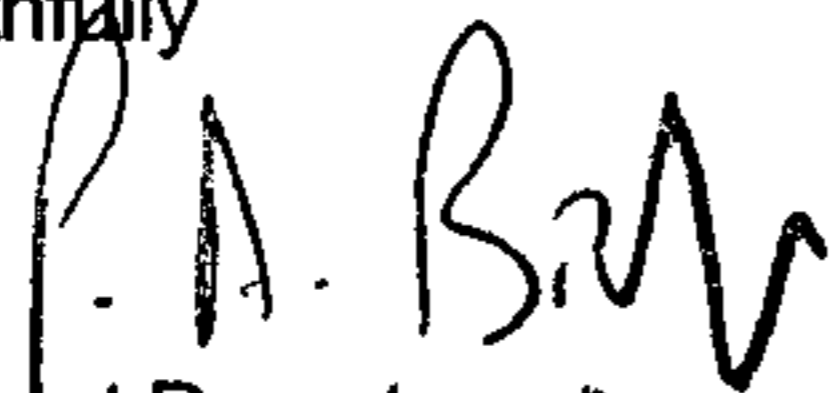
work to, under, or over, the public highway, including vaults and thresholds. The Group dealing with these matters is located at Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 4444).

- 4 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 6 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies SRE1; RE1; RE2; RE3; RE5; RE6; SEN1; EN1; EN6; EN7; EN10; EN12; EN13; EN14; EN15; EN18; EN19; EN20; EN31; EN32; EN35; EN43; EN44; EN45; TR12; TR22; SC1; SC2; SC3; SC4; CL3; DS6; DS9 and DS10. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)