



Camden

London Borough of Camden
Camden Town Hall
Argyle Street
London WC1H 8EQ

ENVIRONMENT DEPARTMENT

Tel 0171 - 278 4444

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Nicola de Quincey
(Ref:NEH/JT/NDEQ)
John Thompson Associates
77 Cowcross Street
LONDON EC1 6BP

Our Reference: PL/9300042/R4
Case File No: E6/11/21
Tel.Inqu:
Charles Thuaire ext. 5562

Date: 11th August 1995

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Procedure Order 1995
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 18th January 1993

Address : New End Hospital, New End, NW3

Proposal : The part refurbishment and part redevelopment of the site to provide 57 self-contained residential units and a school nursery building and associated playgrounds, together with associated carparking and servicing for 59 cars and new vehicular access from New End and pedestrian access from Streatley Place, as shown on drawing numbers AL(0)01D, 02D, 05C, 06B, 07A-10A, 11B-13B, 14A-16A, 17D, 18A, 19, 20A-23A, 24B, 25C-27C, 28B, 29D, 30C, 31B-35B, 36C, 37E, 38C, 39C, 40B-42B, 43, 44A, 45C, 46D, 47C, 48B, 49B, 52D, 53C, 54, 56, 58, 113B, 114A-116A, 125C-127C, 128B, 145C-147C, 148A, 149A, 151-156 & 219-227, AC(2)801A, 802A, 803, 804A, 806-808, 811A, 812, 813A, 814, 901A, 902A, 903, 905A, 906, 907, 908A, 909A & 911-913, and AA(2)701A, 702A, 703, 704, 705A-707A & 708, as revised by letters dated 24/5/94, 15/7/94, 21/9/94 and 19/12/94.



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Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 The details of the elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 02 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building, and the two car spaces adjoining the nursery (as demonstrated on the drawings hereby approved) shall be provided and maintained permanently for the use of nursery staff and visitors.
- 03 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.
- 04 The nursery building shall be used only for educational purposes and for no other purpose, including any other purpose within Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
- 05 The nursery building shall be completed and available for occupation before any other part of the development is brought into use.
- 06 No development shall take place until full details of hard and soft landscaping including footways, access roads, parking areas and the means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 07 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.
- 08 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 to the satisfaction of the Council

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- for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.
- Any trees removed without the Council's consent or dying or being severely damaged or becoming seriously diseased during that period 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 trees of such size and species and in such positions as may be agreed with the Council, without prejudice to any further action the Council may consider appropriate to secure the protection of existing trees.
- 09 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site shall be submitted to and approved by the Council's Planning Transport and Employment Services before any works on site are commenced.
- 10 The development shall be constructed in strict accordance with the drawings hereby approved.
- 11 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A to H) and Part 2 (Classes A to C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.
- 12 The west-facing windows on the second and third floors of Blocks E/F shall be glazed in obscured glass and fixed shut, and permanently retained as such.
- 13 A method statement, including details of the access/egress for construction vehicles, in respect of the works of demolition which are approved concurrently as part of the scheme for which planning permission is hereby granted and the construction of all new buildings shall be submitted to and approved by the Council before any works start on site.
- 14 A working party shall be established comprising representatives from the owners of the development, the architects and contractors, relevant officers from the Council's Environment Department and English Heritage, and residents living in adjoining dwellings. The working party shall meet once a month to discuss issues relating to the demolition and construction of the new development.
- 15 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this permission. The archaeological works shall be carried out by a suitable qualified investigating body acceptable to the Council.
- 16 No work on site shall take place until a detailed design and method

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statement for the foundation and design of all new groundworks has been submitted to and approved in writing by the Council. The development hereby approved shall only take place in accordance with the detailed scheme pursuant to this condition.

- 17 No development shall take place until the applicant has made arrangements for an archaeological "watching brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted and approved by the Council. The development shall only take place in accordance with the "watching brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason(s) for Additional Condition(s):

- 01 To ensure that the Council may be satisfied with the external appearance of the building.
- 02 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 03 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
- 04 To ensure that the future occupation of the building shall be in accordance with the Council's policy for educational as set out in the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).
- 05 In order to ensure that the development is completed and occupied as permitted.
- 06 In order that the Council may give consideration to the details of the proposed development.
- 07 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 08 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 09 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 10 To safeguard the appearance of the premises and the character of the immediate area.
- 11 To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations.
- 12 In order to prevent the unreasonable overlooking of the adjoining residential premises in Mansfield Place, to the detriment of their amenities.
- 13 To avoid obstruction of the surrounding streets and to safeguard

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amenities of adjacent premises.

- 14 In order to ensure that any adverse effects of the demolition and construction process on adjoining residents is minimised.
- 15 To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on this site before development is carried out.
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Informative(s):

- 01 The trees on the site are the subject of the Tree Preservation Order ((the ash)) and no tree the subject of a Tree Preservation Order may be lopped, topped or felled without the consent under the Order, except as provided for in the Order or as immediately required for the purpose of carrying out the development for which this permission is given. Further advice on this aspect may be obtained from officers in this Department.
- 02 Your attention is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (in respect of educational buildings) which requires that appropriate provision shall be made for access to the building for the disabled and that signs shall be displayed outside the building indicating that provision is made and, within the building, the location of the provision, together with appropriate routes. Guidance is provided in Design Note 18 "Access for the Physically Disabled to Educational Buildings" published on behalf of the Secretary of State.
- 03 Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Planning, Transport & Health Service, Pollution Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 071-278 4444), or to seek prior approval under Section 61 if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 04 In good time prior to the start of construction (or, if appropriate, demolition) on site the contractor shall discuss and agree with the Council's Traffic Management Section (tel. 071 860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 05 Your attention is drawn to the need to consult the Council's Engineering & Consumer Protection Service, Waste Management Team, Town Hall, Argyle

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- Street entrance, Euston Road, WC1H 8EQ, (tel: 071-278 4444), regarding arrangements for the disposal of refuse.
- 06 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Act (Amendment) Act 1939 should be made to the Council's Planning Transport & Employment Services (Street Naming and Numbering), Camden Town Hall, Euston Road, WC1H 8EQ, (071 860 5613).
- 07 In the light of this decision, it is assumed that no further action need be taken on the existing unrevised duplicate applications (Reg.Nos. PL/9300043, HB/9370006 & HB/9360005) and therefore they will be considered as withdrawn.
- 08 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.
- 09 The enclosed leaflet sets out the Council's guidelines for the protection of trees on development sites.

Yours faithfully,

Director
Environment Department

(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.