

Miss Emily Cochrane  
Jones Lang LaSalle  
30 Warwick Street  
London  
W1B5NH

Application Ref: **2015/1281/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

20 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Former Royal Ear Hospital and Former Student Union Building  
Capper Street / Huntley Street  
London  
WC1 E 6AP**

Proposal:

Erection of a 6 storey building and excavation works to create a 3 storey basement, comprising a head and neck outpatient hospital (Class D1) following demolition of the former UCL Student Union and Royal Ear Hospital buildings.

Drawing Nos: Supporting Documents:

Heritage Appraisal by KM Heritage, Transport Assessment by Jacobs, Patient Transport Servicing (PTS) Vehicle Strategy by Jacobs, Framework Waste and Servicing Management Plan by Jacobs, Air Quality Assessment by Jacobs, Daylight and Sunlight Report by Point2 Surveyors, Acoustic Planning Report by Sandy Brown, Environmental Noise Survey by Sandy Brown, Basement Impact Assessment (BIA) by Clarke Nicholls Marcel, Structural Condition Survey Report by Clarke Nicholls Marcel (included within the Heritage Appraisal), BREEAM Planning Report by Arup, Energy Strategy by Arup; Basement Impact Assessment (Screening and Scoping) by RSK dated November 2014, Basement Impact Assessment (incorporating ground movement analysis Ref: UK14046-R01\_4 by OTB Engineering dated 17th February 2014; Letter from Point 2 Surveyors dated 27 April 2015, Daylight results interrogated, Design and Access Statement - Addendum dated 27th April 2015, Flood Risk Assessment by Environmental Planning & Assessment



Limited dated April 2015.

A2028 Proposed General Arrangement Plans - Level 4 rev7, A2029 Proposed General Arrangement Plans - Level 5 rev7, A2030 Proposed General Arrangement Plans - Level 6 rev8, A2031 Proposed General Arrangement Plans - Roof Level rev9, A8000 Generic Typical Floor Plan rev6, A8001 Ground Floor Plan rev7, A8002 Roof Plan rev4, A1400 Sections - Keyplan rev3, A1401 Existing Site Section A-A rev4, A1402 Existing Site Section B-B rev4, A1403 Existing Site Section C-C rev4, A1404 Existing Site Section D-D rev3, A5000 Sections - Keyplan A2 rev6, A5001 Proposed Section A-A rev6, A5002 Proposed Section B-B rev, A5003 Proposed Section E-E rev6, A5004 Proposed Section C-C rev5, A5005 Proposed Section D-D rev5, A1300 Elevations - Keyplan rev3, A1301 Existing Contextual Elevations A1 rev3, A1302 Existing Elevation A-A A1 rev3, A1303 Existing Elevation B-B A1 rev2, A1304 Existing Elevation C-C A1 rev2, A1320 Elevations - Keyplan A2 rev5, A1321 Proposed Contextual Elevations rev6, A1322 Proposed Elevation A-A rev5, A1323 Proposed Elevation B-B rev5, A1324 Proposed Elevation C-C rev4, A5101 Typical Bay A - Huntley Street rev3, A5102 Typical Bay B - Huntley Street rev2, A5103 Typical Bay C - Shropshire Place rev3, A5104 Typical Bay D - Capper street rev2, A9001 CGI 01- Aerial View rev4, A9002 CGI 02- Huntley Street towards Gordon Mansions rev2, A9003 CGI 03- Huntley Street towards Cancer Centre rev3, A9004 CGI 04- Interior View rev4.

A1001 Existing Location Plan rev2, A1002 Existing Site Location Plan rev4, A1003 Existing Survey Plan rev3, A1101 Proposed Masterplan rev4, A1102 Proposed Urban Plan rev7, A1010 Existing Site Plans - Lower Ground rev3, A1011 Existing Site Plans - Ground Floor rev3, A1012 Existing Site Plans - Level 1 rev3, A1013 Existing Site Plans - Level 2 rev3, A1014 Existing Site Plans - Level 3 rev3, A1015 Existing Site Plans - Level 4 rev4, A1016 Existing Site Plans - Roof Level revA1, A9021 Clinical Stacking Diagram rev4, A2021 Proposed General Arrangement Plans - Basement B3 rev4, A2022 Proposed General Arrangement Plans - Basement B2 rev4, A2023 Proposed General Arrangement Plans - Basement B1 rev5, A2024 Proposed General Arrangement Plans - Ground Floor rev10, A2025 Proposed General Arrangement Plans - Level 1 rev6, A2026 Proposed General Arrangement Plans - Level 2 rev6, A2027 Proposed General Arrangement Plans - Level 3 rev7,

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 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 Detailed drawings, or samples of materials as appropriate (providing on site), in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors;

- b) A 3m by 3m freestanding sample panel of the hit and miss brickwork demonstrating the proposed colour, texture, face-bond and pointing;
- c) A sample of the curved brickwork as the building corners Capper Street and Shropshire Place;
- d) A 3m by 3m sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing;
- e) Details of the balustrade to surround the roof garden, including sections at 1:10 and a sample of the glass.
- f) Manufacturer's specification details of all other facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the commencement of any works, a method statement, including details of removal of the crest currently located to Capper Street shall be submitted to and approved in writing by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the Crest in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 and in reference to report 14275-R04-B, dated 17 February 2015 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Any additional steps to mitigate noise shall be taken and all approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London

Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to occupation of the building, the plant room sited to the roof of the new building shall be provided with acoustic isolation and sound attenuation 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 CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to occupation of the building, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of the building and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 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.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior laying the lowest basement slab, plans and details of the cycle storage area at basement level B1 for 50 cycles and details of the supporting facilities such as showers, toilets and lockers shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation and permanently maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities for long-stay users of the building in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to occupation of the building, plans and details of cycle parking for 12 cycles to be provided on the forecourt area on Huntley Street details shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation and permanently maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities for long-stay users of the building in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 10 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 CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to implementation, full details of the proposed CHP including manufacturers specification should be provided demonstrating that NO<sub>x</sub> emissions associated with the CHP will be <95m<sup>2</sup>/Nm<sup>3</sup>. The CHP shall be installed in accordance with the approved details and thereafter maintained.

Reason: To comply with London Plan Sustainable Design and Construction SPG and to protect the amenity of neighbours in accordance with Policies CS5 of the London Borough of Camden Core Strategy and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 13 No backing beepers or any other noise emitting equipment or devices shall be used on vehicles entering or existing the servicing bay on Shropshire Place shall be used between the hours of 9pm to 8am daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP26 of the London Borough of Camden Local Development Framework  
Development Policies.

- 14 Prior to occupation of the hereby approved building, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include the landscaping works for the roof garden, which shall be provided in full prior to the occupation of the building. 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 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, 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 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 policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 16 The roof terrace shall not be used for any purpose between the hours of 21:00 - 08:00.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to commencement of development, other than site clearance, the following details shall be submitted for approval in writing by the council in conjunction with London Underground in respect of the following

- provide details on all structures
- provide details on the use of tall plant.

The development shall thereafter be carried out in all respects in accordance with

the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 18 No impact piling shall take place until a piling method statement (detailing 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) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure.

- 19 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 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Prior to layout the first lowest basement slab, plans and scale 1:50 and supporting information detailing of the accessible features and facilities shall be submitted for approval by the Local Planning Authority in writing. This includes external features such as hard landscaping surface treatments including bollards and pedestrian entry doors The approved features and facilities shall be installed prior to occupation and maintained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 21 Before the relevant part of the development commences a scheme detailing the

internal and external lighting proposals and predicted lighting levels and any mitigation required to ensure there is no adverse impact on neighbouring properties or the highway shall be submitted to and approved by the local planning authority. The approved scheme shall be installed prior to occupation and remain in place for the lifetime of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 22 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 22 The development hereby permitted shall be carried out in accordance with the following approved plans: A1001 Existing Location Plan rev2, A1002 Existing Site Location Plan rev4 , A1003 Existing Survey Plan rev3 , A1101 Proposed Masterplan rev4 , A1102 Proposed Urban Plan rev7 , A1010 Existing Site Plans - Lower Ground rev3, A1011 Existing Site Plans - Ground Floor rev3 , A1012 Existing Site Plans - Level 1 rev3 , A1013 Existing Site Plans - Level 2 rev3 , ,A1014 Existing Site Plans - Level 3 rev3 , A1015 Existing Site Plans - Level 4 rev4 , A1016 Existing Site Plans - Roof Level revA1 , A9021 Clinical Stacking Diagram rev4 , A2021 Proposed General Arrangement Plans - Basement B3 rev4 , A2022 Proposed General Arrangement Plans - Basement B2 rev4 , A2023 Proposed General Arrangement Plans - Basement B1 rev5 , A2024 Proposed General Arrangement Plans - Ground Floor rev10 , A2025 Proposed General Arrangement Plans - Level 1 rev6 , A2026 Proposed General Arrangement Plans - Level 2 rev6, A2027 Proposed General Arrangement Plans - Level 3 rev7, A2028 Proposed General Arrangement Plans - Level 4 rev7, A2029 Proposed General Arrangement Plans - Level 5 rev7, A2030 Proposed General Arrangement Plans - Level 6 rev8, A2031 Proposed General Arrangement Plans - Roof Level rev9, A8000 Generic Typical Floor Plan rev6, A8001 Ground Floor Plan rev7, A8002 Roof Plan rev4, A1400 Sections - Keyplan rev3, A1401 Existing Site Section A-A rev4, A1402 Existing Site Section B-B rev4, A1403 Existing Site Section C-C rev4, A1404 Existing Site Section D-D rev3, A5000 Sections - Keyplan A2 rev6, A5001 Proposed Section A-A rev6, A5002 Proposed Section B-B rev, A5003 Proposed Section E-E rev6, A5004 Proposed Section C-C rev5, A5005 Proposed Section D-D rev5, A1300 Elevations - Keyplan rev3, A1301 Existing Contextual Elevations A1 rev3, A1302 Existing Elevation A-A A1 rev3, A1303 Existing Elevation B-B A1 rev2, A1304 Existing Elevation C-C A1 rev2, A1320 Elevations - Keyplan A2 rev5, A1321 Proposed Contextual Elevations rev6, A1322 Proposed Elevation A-A rev5,



A1323 Proposed Elevation B-B rev5, A1324 Proposed Elevation C-C rev4, A5101 Typical Bay A - Huntley Street rev3, A5102 Typical Bay B - Huntley Street rev2, A5103 Typical Bay C - Shropshire Place rev3, A5104 Typical Bay D - Capper street rev2, A9001 CGI 01- Aerial View rev4, A9002 CGI 02- Huntley Street towards Gordon Mansions rev2, A9003 CGI 03- Huntley Street towards Cancer Centre rev3, A9004 CGI 04- Interior View rev4.

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

- 23 Prior to laying the lowest basement slab, plans and scale 1:50 and supporting information detailing of the accessible features and facilities shall be submitted for approval in writing. This includes external features such as hard landscaping surface treatments including bollards and pedestrian entry doors The approved features and facilities shall be installed prior to occupation and maintained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 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).

- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 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.
- 6 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 7 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.
- 8 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).
- 9 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on

0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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11 In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

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13 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

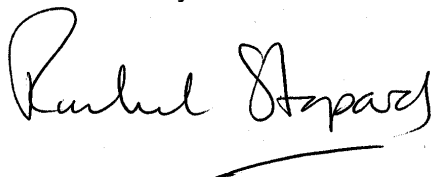
14 There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Culture & Environment