



Department
for Transport

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1 July 2016

Mr Mike Cooke
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**National Temperance Hospital, 110-122 Hampstead Road, NW1 2LS
Notice of demolition pursuant to Town and Country Planning (General Permitted
Development) Order 2015 Schedule 2, Part 11**

I am writing on behalf of the Secretary of State in respect of the National Temperance Hospital (NTH) site. The Department for Transport (DfT) support HS2 Ltd.'s position that a Section 106 (S106) agreement for the redevelopment of the NTH site is not appropriate or practical. The legal rationale for this is set out in the letter provided by HS2 Ltd to the London Borough of Camden (LBC) on 8th July 2016. This letter deals with the issues raised in discussion with your officials.

In accordance with assurances given by the Secretary of State to LBC through the parliamentary process, HS2 Ltd are committed to work with LBC to take advantage of opportunities to create short-term uses in the event that the site is temporarily not used for construction.

"Insofar as is reasonably practicable and does not create any safety risk to the community or risk to the construction programme for the authorised works, the Promoter will require the Nominated Undertaker to take advantage of opportunities to create short-term areas of open space and play space on sites that are temporarily not required for construction of the authorised works."

I can confirm that this commitment applies to NTH and am pleased that this assurance is already being delivered at this site. As you are aware, part of the NTH site is currently being

temporarily leased to Camden Town Unlimited (CTU) in partnership with DfT and HS2 Ltd. This award winning partnership currently supports the Collective project which is providing office space to start-up businesses. This is an example of a successful meanwhile use which has been implemented at the NTH and I can confirm that meanwhile uses of this site (as far as reasonably practical and in line with assurances offered) would continue in the event that the site is not required at the date that is currently assumed.

Furthermore, in the event that the site is not required, the Secretary of State will ensure that the demolition works to the site are completed in accordance with the permission granted under the General Permitted Development Order (GPDO). This permission is subject to LBC approving the proposed demolition methodology and restoration of the site. Demolition works are anticipated to be undertaken between September 2016 and March 2018, leaving a cleared and secured site. Following completion of this work, the Secretary of State would seek to either bring forward a planning application for the redevelopment of NTH site as soon as reasonably practicable (and in consultation with LBC) or to sell the land for redevelopment.

A cleared and secured site would be more desirable to the market than the current site. Therefore, in the event that the site is no longer required, the community, LBC and DfT would benefit from a cleared site with increased development potential which can be brought forward more quickly.

HS2 Ltd and its contractors will continue to liaise with the stakeholders and local residents throughout the lifetime of the demolition work. In advance of and during the works the contractors and HS2 Ltd will distribute details of the works programme and a Community Working Group will be used to liaise with stakeholders and local residents. These activities would be undertaken in addition to other HS2 commitments made on engagement in the wider Euston area.

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