

**Date: 07 February 2017**

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Our ref: 2016/7026/P  
Please ask for: Seonaid Carr  
Telephone: 0207 974 2766

Dear Mr Brake,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2011:**

**RE: 1 Fisher Street and 8-10 Southampton Row, London, WC1B 4AE**

I refer to your formal Scoping Opinion request dated December 2016 with regard to Regulation 13 of the EIA Regulations, as to the content of the Environmental Statement (ES) to be prepared in connection with the development proposed at the above site.

This letter constitutes the London Borough of Camden (LBC) Council's scoping opinion.

The Council is of the opinion that the ES should include a full factual description of the development and should evaluate and deal with the issues set out in your draft outline scoping report with the following amendments and additions.

**1. EIA Methodology**

- 1.1 It is noted in paragraph 1.2 that the description of development comprises *'the redevelopment of an existing building and construction of an extension to the rear, for the creation of a 130 bedroom hotel with an ancillary restaurant and bar at first floor.'* It is noted that the full description of development may be subject to change as a result of pre-application discussions. The site is referenced in Section 14 of The Crossrail Act 2008 and therefore the need for an Environmental Impact Assessment is mandatory. On this basis this Scoping Opinion is offered with the caveat that should the form of development deviate to a significant degree from that described assessment within the Scoping submission, a further application for Scoping Opinion may prove necessary.
- 1.2 With regard to Table 2 (Proposed Content of the Environment Statement), it is considered necessary for an index to also be included to specifically pinpoint where each of the factors identified in the EIA Regulations are



referenced in the various effects documentation. This is for cross referencing purposes and to ensure that all factors have been considered in line with the EIA Regulations.

- 1.3 In addition to the information detailed in Table 2, it is sought for the scope of considerations to be widened, where applicable (and where not applicable for this to be justified by written commentary), to include all those detailed at Schedule 4 of the EIA Regulations (paragraph 4 details: direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative). Where the impact is found to be 'significant', measures to prevent, reduce or offset such effects should be detailed, in line with Schedule 4 paragraph 5 of the EIA Regulations. Even where the effect is not deemed to be significant, any prevention/reduction/offset measures should be explored and detailed in the supporting statements.

## **2. Consultation**

- 2.1 The following bodies / consultees have responded to the consultation undertaken with respect of this application. The responses from internal consultees have been incorporated into the remainder of this report with the external consultee responses being noted below.

### **2.2 Internal Consultees**

- Environmental Health (Land Contamination/Pollution)
- Sustainability (Air Quality/Energy/Sustainability)
- Conservation & Heritage
- Transport
- Planning Policy

### **2.3 External Consultees**

- Natural England;
- Environment Agency;
- Thames Water;
- Historic England (GLAAS);
- Kingsway Conservation Area Advisory Committee

- 2.4 The consultation responses from these bodies / consultees have been provided or summarised, where appropriate, below. It is considered that each of the consultation responses received should be duly taken into account when preparing the ES.

#### **Natural England**

- 2.5 The scoping request is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs, Heritage Coasts,

National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.

- 2.6 At present therefore it is not a priority for Natural England to advise on the detail of this EIA. We would, however, like to draw your attention to some key points of advice, presented in annex to this letter, and they would expect the final Environmental Statement (ES) to include all necessary information as outlined in Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011. If you believe that the development does affect one of the features listed in paragraph 3 above, please contact Natural England at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk) .

#### Environment Agency

##### **Ground Conditions**

- 2.7 The proposed development lies in an area of groundwater sensitivity, designated as Secondary A superficial aquifer. Section 2.5 of the submitted Environmental Scoping Report states that the site has been subject to Crossrail works, potentially a highly contaminative use. The proposed development therefore has the potential to create pathways for the transfer of pollutants to groundwater on site.
- 2.8 They welcome the proposal to assess the potential impacts of this development on groundwater suggested in paragraph 4.2 of the submitted Environmental Scoping Report. Given the contaminative nature of the previous use they recommend this be scoped into the Environmental Impact Assessment (EIA).

#### Thames Water

- 2.9 Given the anticipated scale of development they would request at this stage that you consider:
- The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met;
  - The surface water drainage requirements and floor risk of the development both on and off site and can it be met;
  - The developments demand for water supply and network infrastructure both on and off site and can it be met;
  - Build-out /phasing details to ensure infrastructure can be delivered ahead of occupation;
  - Any piling methodology and will it adversely affect neighbouring utility services.
- 2.8 They request that evidence that water and waste water capacity exists to serve the development and where it doesn't, how this will be addresses should be included in the evidence submitted as part of the planning application.

- 2.9 You need to ensure that any solutions address both on and off site issues and they are strategic in nature now piecemeal related to individual phases.
- 2.10 The strategy needs to cover the:
- What – What is required to serve the site
  - Where – Where are the assets / upgrades to be located
  - When – When are the assets to be delivered (phasing)
  - Which – Which delivery route is the developer going to use s104 s98 s106 etc.
- 2.11 It is also unclear as to how buildings & structures will be constructed, Thames Water is concerned that water mains and sewers immediately adjacent to the site may be affected by vibration as a result of piling, possibly leading to water main bursts and or sewer collapses. Therefore, Thames Water requests that further information on foundation design be submitted for detailed consideration. This will include:
- The method to be used;
  - The depths of the various structures involved;
  - The density of piling if used;
  - Details of materials to be removed or imported to site.
- 2.12 Should the developer wish to obtain information on the above issues they should contact Thames Water Developer Services department on 0800 0093921.

#### Historic England (GLAAS)

- 2.13 Historic England (GLAAS) have confirmed they are in agreement with the findings of the scoping report submitted. And recommend that the following further studies should be undertaken separately to the EIA to inform the preparation of proposals and accompany a planning application:

#### **Desk Based Assessment**

- 2.17 Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.
- 2.18 The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The ensuing archaeological report will need to establish the significance of the site and the impact of the proposed development. Once the archaeological impact of the proposal has been defined a recommendation will be made by GLAAS.

- 2.19 The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.
- 2.20 If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development. If a planning decision is to be taken without the provision of sufficient archaeological information then we recommend that the failure of the applicant to provide adequate archaeological information be cited as a reason for refusal.
- 2.21 Further information on archaeology and planning in Greater London is available on the Historic England website.

Kingsway Conservation Area Advisory Committee

- 2.22 No response received to date.

### **3. Potential Environmental Issues**

#### **3.1 Townscape, Heritage and Visual Impact**

- 3.1.1 Historic England would be notified of the proposed development given it includes works to a Listed Building. The Kingsway Conservation Area Advisory Committee would be consulted on the application. They have been consulted on this Scoping Report but have not provided a response to date.

*Construction*

- 3.1.2 It is agreed that details of temporary storage, hoarding and housing will be required for the Council to assess the impact upon the historic fabric and setting.

*Completed development stage*

- 3.1.3 The provision of a Townscape and Visual Impact Assessment is supported together with the policies you have listed within Table 1, it is also worth considering Historic England's AN4: Tall Buildings and the Council's emerging Local Plan, due to be adopted in early Summer 2017 especially Policies 6; Protecting Amenity & 7: Design and Heritage.
- 3.1.4 With regard to viewpoints which you have requested advice on, it is requested that the eight which were agreed as part of the previous application together with a view from the East end of Catton Street at the junction with Proctor Street. The development site is not located within any designated viewing corridors, therefore views from the wider area are not considered necessary given the height of the proposed in the context of its immediate neighbours.

## **3.2 Social Economic Effects**

3.2.1 It is expected that a technical assessment of the socio-economic impact of the development will be provided as part of the EIA. This will demonstrate the effect of the proposed development on the locality and the local economy during demolition and construction together with when the proposed development is completed and operational.

### *Demolition and construction stage*

3.2.2 Consideration of the jobs in the demolition and construction phase should reflect the fact that the Council will require the recruitment of 1 apprentice per £3million of built costs, through the Kings Cross Construction Skills Centre, as well as a number of work experience placements.

### *Completed development stage*

3.2.3 Consideration of the impact of the completed development should include assessment of the impact of the commercial component on local business activity. For instance, an assessment of the extent to which the scheme will support or create a collaborative business eco system. Together with the jobs which would be created as a result of the proposed development.

### *Housing*

3.2.4 Although not part of the proposal at the present, should housing become part of the proposal, you are requested to include assessment of the impact of the mix of housing tenures and sizes on housing need.

## **3.3 Noise and Vibration**

3.3.1 It is noted there will be environmental effects during the construction phase which would be considered through an appropriate CMP. There would also be need for consideration for appropriate internal noise levels of the development and the effects of noise from any proposed external plant. Both of these elements are to be considered through an appropriate acoustic assessment during the planning stage for the authority to be able to place appropriate conditions.

## **3.4 Air Quality**

3.4.1 Generally the approach noted within the Scoping report is considered acceptable; there are a few general comments below:

- All developments are expected to meet the Mayor's Air Quality Neutral requirements. If CHP is proposed then the CHP standards set out in the [Mayor's Sustainable Design and Construction SPG](#) must be met. We will also look to see stack heights and locations are carefully designed to limit sensitive receptor exposure and that any other relevant mitigation measures are put in place.

- We recommend that developers follow the [EPUK Land-Use Planning & Development Control: Planning For Air Quality Guidance](#) when doing an AQA
- Detailed dispersion modelling will need to be undertaken following the London Council's Air Quality Planning Guidance and LAQM TG.
- Model verification should be based on latest LAQM TG
- The applicant should use local monitoring data as well as background data.
- If a transport plan is prepared this should be incorporated into the assessment.
- Time-varying traffic movements can be based on local information
- They should provide a detailed contour plot of the existing and predicted pollutant concentrations and scale of air quality change, with sensitive receptors plotted on the map.
- They should consider any plume dispersion impacts of the development.
- We expect developers to follow The [Mayors SPG on Control of Dust and Emissions](#), in their AQAs and Construction Management Plans (CMP). Mitigation measures appropriate to the identified level of risk should be included and stated within the AQA. These will then be secured through the CMP.
- Should also include NRMM in the construction impacts.
- Real time monitoring may be required to monitor construction impacts.

### **3.5 Sunlight and Daylight**

3.5.1 The key issues, likely significant effects and approach and methodology appear appropriately identified.

### **3.6 Transport Statement**

3.6.1 Initial feedback on the Transport Statement has been provided within the pre-application response. It is recognised that the Design and Access Statement, Construction Environmental Management Plan and Travel Plans, will also provide supporting information. However for the avoidance of doubt, it should be clear that a full Transport Assessment that is in line with TfL requirements and Camden Planning Guidance 7 (Transport) will be required for the development.

### **3.7 Archaeological Desk Based Assessment**

3.7.1 Please see comments above from Historic England (GLAAS). It is agreed that the Desk Based Assessment is undertaken separately to the EIA to support the planning application.

### **3.8 Geo-Environmental Report**

3.8.1 It is agreed that the contaminated land report shall be included as part of the planning application as a standalone document.

### **3.9 Flood Risk Assessment**

3.9.1 The site is not in a Local Flood Risk Zone, however all Major developments should target greenfield run-off where possible, in line with London and Camden policies. SuDS hierarchy should be followed. Normally we ask developers to demonstrate compliance through the *SuDS Pro-forma* and submit a *Surface Water Drainage Statement* (more information found [here](#)) but it might be suitable for this to be included in the EIA. Details on maintenance of SuDS should also be included.

### **3.10 Wind Assessment**

3.10.1 It is agreed that a Wind Assessment would not be required to be included within the EIA given the scale, height and massing of the proposal as it currently stands. The submission of a pedestrian welcome survey is welcomed.

### **3.11 Waste and Recycling**

3.11.1 It is agreed that the waste and service strategy shall be submitted as a separate document and will not be included within the EIA.

### **3.12 Cumulative Effects (Annex 1)**

3.12.1 Annex 1 of your submission notes development within the locality which cumulatively may impact on the proposal. Of the sites you have referenced, it hasn't been noted if you are going to consider these as part of the EIA or not, but you are seeking the Council's opinion on the agreement of these. I consider it would be important to include those which at the time of writing the EIA have been granted consent, those which have a high certainty of being granted which would include sites that have been before Development Control Committee and agreed for approval and are currently awaiting the legal agreements being signed and sites which are under construction at the moment.

3.12.2 In respect of additional schemes I would advise the inclusion of the West End Project within the assessment. Whilst not a planning application it is a major infrastructure project within close proximity to the application site. Further information in respect of this can be found at the following link <http://www.camden.gov.uk/ccm/content/transport-and-streets/transport-strategies/west-end-project.en>.

3.12.3 Although in its early stages University of London who are adjacent to the British Museum have recently adopted a Masterplan for their campus. Depending on when the Scoping Report will be submitted it may be relevant to include reference to this. However no sites have been brought to the Council for discussion at this stage. Further details can be found here <http://uolmasterplan.co.uk/>



## **4 Other Assessments**

### **4.1 Ecological Impact Assessment**

4.1.1 Whilst ecological impact is not a major concern in this instance, there are a few aspects that would merit including some ecological assessment within the EIA.

4.1.2 The map on page 12 doesn't include non-statutory sites, Natural England guidelines on Ecological Impact Assessment recommend that this should include a thorough assessment of impact on non-statutory designated sites such as Sites of Importance for Nature Conservation (SINCs). Lincoln's Inn Field is a local SINC, and whilst it is anticipated there would not be a significant impact, this should be assessed and recorded in order to be compliant with EIA regulations. It is also expected there would be some assessment of the impact on protected species, given the nature of the works to a historic building. The applicant should determine, with reference to the protected species trigger list (in CPG3) whether the development is likely to have an impact in protected species and if so this should be included within the scope of the EIA.

4.1.3 One further consideration, as recommended by Natural England guidelines, is how the impact of the development on the natural environment may be influenced by climate change, and how ecological networks will be maintained. It is worth noting that we would expect the development to seek to make a contribution to the restoration of local ecological network through habitat creation either at ground or roof level.

## **5 Conclusion**

5.1 I trust this provides a comprehensive response to the request for a Scoping Opinion for EIA. Should responses be received after the issue of this response they shall be forwarded to you for consideration and inclusion within the ES.

5.2 Please note that this Scoping Opinion is offered with the caveat that should the form of development deviate to a significant degree from that described and assessment within the Scoping submission, a further application for Scoping Opinion may prove necessary.

5.3 In addition, this Scoping Opinion is offered without prejudice to the right, if necessary, to raise further issues for consideration as part of the future assessment of the proposals.

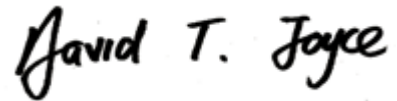
Should you have any questions or queries, please do not hesitate to contact Seonaid Carr on 0207 974 2766 ([Seonaid.carr@camden.gov.uk](mailto:Seonaid.carr@camden.gov.uk))

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Executive Director Supporting Communities