

Mark Furlonger
Temple Group
Devon House
58-60 St Katherine's Way
London
E1W 1LB

Application Ref: **2017/0414/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

15 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Middlesex Hospital Annex
44 Cleveland Street
London
W1T 4JT**

Proposal:

Refurbishment of and alterations to the existing former Workhouse Building (Grade II listed) and North and South Houses (fronting onto Cleveland Street) to provide 12x residential units (Class C3); demolition of part of South House and buildings at rear of Workhouse Building and redevelopment to provide a part 4, part 5, part 8 storey building comprising 4,535sqm of commercial floor space (flexible use of Class B1 / D1 healthcare) and 38x residential units (Class C3); and associated works including opening up of Bedford Passage, creation of public open space, landscaping works, and partial demolition of front boundary wall

Drawing Nos: Planning Statement (dated January 2017); Statement of Community Involvement (dated January 2017); Site Waste Management Plan (dated 17 January 2017); Design & Access Statement (undated); Preliminary Bat Roost Assessment: Bat Emergence / Re-entry Survey (dated 07/12/16); Preliminary Ecological Appraisal and Preliminary Roost Assessment (dated 07/12/16); Air quality assessment (dated 20 January 2017); Acoustic Assessment (dated 19 January 2017); Transport Assessment (dated January 2017); Travel Plan (dated January 2017); Draft Construction Management Plan (dated January 2017); Sustainability Statement (dated 20 January 2017); Basement Impact



Assessment (dated December 2016) (as amended April 2017); Flood Risk Assessment (dated December 21 2016); Historic Building Structural Engineering report (dated September 2016); Stage 2 Structural and Civil Engineering report (dated December 2016); Phase 1 Geotechnical and Geo-environmental Desk Study report (dated December 2016) (as amended April 2017); Energy Statement (dated 20 January 2017); Heritage Statement (undated, received April 2017); Daylight, sunlight and overshadowing assessment (dated April 217); Design Revision Report (undated, received April 2017); Additional information: daylight and sunlighting for March 21st (undated, received May 2017); Additional information: Alcove and fireplace location (undated, received June 2017); Historic environment assessment (dated May 2017)

SP_01; P-XTG-LB1; P-XTG-L00; P-XTG-L01; P-XTG-L02; P-XTG-L03; P-XTG-LR; S-XTG-AA-BB; S-XTG-CC-DD; E-XTG-01-02; E-XTG-03-04; P_SITEDEM_LB1; P_SITEDEM_L00; P_SITEDEM_L01; P_SITEDEM_L02; P_SITEDEM_L03; P_GA_B1 Rev C; P_GA_00 Rev B; P_GA_01 Rev A; P_GA_02 Rev C; P_GA_03 Rev A; P_GA_04 Rev A; P_GA_05 Rev A; P_GA_06 Rev A; P_GA_07 Rev A; P_GA_08 Rev A; P_GA_LR Rev A; E_00_01-02 Rev - B; E_01_03-04 Rev B; S_01_AA-BB Rev B; S_02_CC-DD Rev A; S_03_EE-FF Rev A; S_04_GG-HH Rev A; S_05_JJ-LL Rev B; DET F_01-02 Rev A; LFT_01 Rev A; LFT_02 Rev A; LFT_02A Rev A; LFT_02B Rev A; LFT_03 Rev A; LFT_04 Rev A; LFT_05 Rev A; LFT_06 Rev A; LFT_06A Rev A; LFT_07 Rev A; LFT_08 Rev A; LFT_09 Rev A; LFT_10 Rev A; LFT_11 Rev A; LFT_12 Rev A; LFT_13 Rev A; LFT_14 Rev A; LFT_15 Rev A; LFT_16 Rev A; LFT_17 Rev A; LFT_18 Rev A; LFT_19 Rev A; LFT_20 Rev A; LFT_21 Rev A; LFT_22 Rev A; LFT_23 Rev A; LFT_24 Rev A; LFT_25 Rev A; LFT_26 Rev A; LFT_27 Rev A; LFT_28 Rev A; LFT_29 Rev A; LFT_30 Rev B; LFT_31 Rev A; MAS L(09)001 Rev A; MAS L(09)002 Rev A; MAS L(09)003 Rev A; P-XTG_LB_B1; P-XTG_LB_00; P-XTG_LB_01; P-XTG_LB_02; P-XTG_LB_03; P-XTG_LB_04; P-XTG_LB_LR; E-XTG_LB_01; E-XTG_LB_02; E-XTG_LB_03-04; S-XTG_LB_01; S-XTG_LB_02; P_DEM_LB_B1; P_DEM_LB_00; P_DEM_LB_01; P_DEM_LB_02; P_DEM_LB_03; P_DEM_LB_04; P_DEM_LB_LR; E_DEM_LB_01; E_DEM_LB_02; E_DEM_LB_03-04; P-GA_LB_B1 Rev B; P-GA_LB_00 Rev A; P-GA_LB_01 Rev A; P-GA_LB_02 Rev A; P-GA_LB_03 Rev A; P-GA_LB_04 Rev A; P-GA_LB_LR Rev A; E_LB_01 Rev A; E_LB_02 Rev A; E_LB_03-04 Rev B; S_LB_01 Rev A; S_LB_02 Rev A

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 The development hereby permitted shall be carried out in accordance with the following approved plans: SP_01; P-XTG-LB1; P-XTG-L00; P-XTG-L01; P-XTG-L02; P-XTG-L03; P-XTG-LR; S-XTG-AA-BB; S-XTG-CC-DD; E-XTG-01-02; E-XTG-03-04; P_SITEDEM_LB1; P_SITEDEM_L00; P_SITEDEM_L01; P_SITEDEM_L02; P_SITEDEM_L03; P_GA_B1 Rev C; P_GA_00 Rev B; P_GA_01 Rev A; P_GA_02 Rev C; P_GA_03 Rev A; P_GA_04 Rev A; P_GA_05

Rev A; P_GA_06 Rev A; P_GA_07 Rev A; P_GA_08 Rev A; P_GA_LR Rev A; E_00_01-02 Rev - B; E_01_03-04 Rev B; S_01_AA-BB Rev B; S_02_CC-DD Rev A; S_03_EE-FF Rev A; S_04_GG-HH Rev A; S_05_JJ-LL Rev B; DET F_01-02 Rev A; LFT_01 Rev A; LFT_02 Rev A; LFT_02A Rev A; LFT_02B Rev A; LFT_03 Rev A; LFT_04 Rev A; LFT_05 Rev A; LFT_06 Rev A; LFT_06A Rev A; LFT_07 Rev A; LFT_08 Rev A; LFT_09 Rev A; LFT_10 Rev A; LFT_11 Rev A; LFT_12 Rev A; LFT_13 Rev A; LFT_14 Rev A; LFT_15 Rev A; LFT_16 Rev A; LFT_17 Rev A; LFT_18 Rev A; LFT_19 Rev A; LFT_20 Rev A; LFT_21 Rev A; LFT_22 Rev A; LFT_23 Rev A; LFT_24 Rev A; LFT_25 Rev A; LFT_26 Rev A; LFT_27 Rev A; LFT_28 Rev A; LFT_29 Rev A; LFT_30 Rev B; LFT_31 Rev A; MAS L(09)001 Rev A; MAS L(09)002 Rev A; MAS L(09)003 Rev A; P-XTG_LB_B1; P-XTG_LB_00; P-XTG_LB_01; P-XTG_LB_02; P-XTG_LB_03; P-XTG_LB_04; P-XTG_LB_LR; E-XTG_LB_01; E-XTG_LB_02; E-XTG_LB_03-04; S-XTG_LB_01; S-XTG_LB_02; P_DEM_LB_B1; P_DEM_LB_00; P_DEM_LB_01; P_DEM_LB_02; P_DEM_LB_03; P_DEM_LB_04; P_DEM_LB_LR; E_DEM_LB_01; E_DEM_LB_02; E_DEM_LB_03-04; P-GA_LB_B1 Rev B; P-GA_LB_00 Rev A; P-GA_LB_01 Rev A; P-GA_LB_02 Rev A; P-GA_LB_03 Rev A; P-GA_LB_04 Rev A; P-GA_LB_LR Rev A; E_LB_01 Rev A; E_LB_02 Rev A; E_LB_03-04 Rev B; S_LB_01 Rev A; S_LB_02 Rev A; Planning Statement (dated January 2017); Statement of Community Involvement (dated January 2017); Site Waste Management Plan (dated 17 January 2017); Design & Access Statement (undated); Preliminary Bat Roost Assessment: Bat Emergence / Re-entry Survey (dated 07/12/16); Preliminary Ecological Appraisal and Preliminary Roost Assessment (dated 07/12/16); Air quality assessment (dated 20 January 2017); Acoustic Assessment (dated 19 January 2017); Transport Assessment (dated January 2017); Travel Plan (dated January 2017); Draft Construction Management Plan (dated January 2017); Sustainability Statement (dated 20 January 2017); Basement Impact Assessment (dated December 2016) (as amended April 2017); Flood Risk Assessment (dated December 21 2016); Historic Building Structural Engineering report (dated September 2016); Stage 2 Structural and Civil Engineering report (dated December 2016); Phase 1 Geotechnical and Geo-environmental Desk Study report (dated December 2016) (as amended April 2017); Energy Statement (dated 20 January 2017); Heritage Statement (undated, received April 2017); Daylight, sunlight and overshadowing assessment (dated April 217); Design Revision Report (undated, received April 2017); Additional information: daylight and sunlighting for March 21st (undated, received May 2017); Additional information: Alcove and fireplace location (undated, received June 2017); Historic environment assessment (dated May 2017).

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

- 3 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 and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

- 4 Units AL01, AL03, AL05, AL07, AL08, AL09, AL10, AL11, AL13, AL14, AL15,

AL16, AL17, AL18, AL19, AL20, AL21, AL22, AL23, AL24, AL25, AL26, AL27, AL28, AL29, AL30, AISR01, AISR02, AISR03, AISR04, AISR05, AISR06, AI03, AI04 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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 H6 of the Camden Local Plan 2017.

- 5 Units AL02, AL04, AL06 and AL12 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3)(2a). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with Policy H6 of the Camden Local Plan 2017.

- 6 No development consisting of works below ground level shall take place shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no works shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition / development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording, interpretation and/or public engagement strategy and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development to ensure satisfactory treatment of heritage assets of archaeological interest, in accordance with Policy D2 of the Camden Local Plan 2017.

- 7 No demolition shall take place until the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant and approved by the local authority in writing has been secured. No development shall take place other than

in accordance with the approved WSI.

Reason: To ensure satisfactory recording of heritage assets of historic interest, in accordance with Policy D2 of the Camden Local Plan 2017.

- 8 Details of a memorial plaque to honour the ancient dead buried on site shall be submitted to and approved in writing by the local planning, prior to the occupation of the buildings.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved and the plaque shall be permanently retained and maintained thereafter.

Reason: To ensure suitable commemoration of those buried on site and to ensure satisfactory recording of heritage assets of historic interest, in accordance with Policy D2 of the Camden Local Plan 2017.

- 9 Full details in respect of the green roof in the areas indicated on the approved plans, including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved by the local planning authority prior to the installation of the green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

- 10 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas. Approved details and specifications from submitted acoustics report dated 19th January 2017 shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport and commercial noise sources, in accordance with Policy A4 of the Camden Local Plan 2017.

- 11 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 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 12 Prior to the first occupation of units AL08, AL17, AL28, details of privacy screens to prevent unacceptable overlooking into the private amenity spaces relating to these units, shall be submitted to and agreed in writing with the Local Planning Authority and the development shall then accord with the approved details. The screens shall be retained in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

- 13 The approved cycle storage facilities shall be provided in their entirety prior to the first occupation of any of the new residential units / commencement of the commercial use (as appropriate), and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

- 14 The new build residential units within the development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policy CC3 of the Camden Local Plan 2017.

- 15 Prior to the installation of the photovoltaic cells and solar thermal array, detailed plans showing the location and extent of photovoltaic cells and solar thermal array to be installed on the building shall be submitted to and approved in writing by the Local Planning Authority. 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 Policies CC1 and CC2 of the Camden Local Plan 2017.

- 16 Prior to the installation of rainwater recycling features, details of the feasibility of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policy CC3 of the Camden Local Plan 2017.

- 17 Prior to works to the listed building being carried out, full details of the TM52

overheating assessment should be provided to demonstrate that the residential units do not overheat without being reliant on mechanical cooling. The applicant should demonstrate that the Mayor's cooling hierarchy has been followed and that overheating risk has been reduced as far as possible, and that active cooling is not proposed unless it can be demonstrated it is required and that all other measures have been considered first. Where active cooling is required, details demonstrating the efficiency of the system should be provided to the Council.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policy CC2 of the Camden Local Plan 2017.

- 18 If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to approved in writing by the Local Planning Authority before construction works commence on site. The mitigation measures shall be implemented in full in accordance with the agreed time scales.

Reason: In order to protect wildlife habitats and biodiversity, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

- 19 Prior to occupation of the buildings, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

- 20 No piling shall take place until a piling method statement, prepared in consultation with Thames Water (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 sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 21 Prior to commencement of development (other than demolition works), details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1 in 100 year event with 40% provision for climate change demonstrating 50% attenuation of all runoff.

The approved system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policy CC3 of the Camden Local Plan 2017.

- 22 Prior to any construction above ground level, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved in writing by the local planning authority. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

- 23 No development shall take place until full details of the air quality monitors have been submitted to and approved in writing by the local planning authority. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

- 24 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

- 25 Before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written

scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

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 A1 of the Camden Local Plan 2017.

- 26 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policy A5 of the Camden Local Plan 2017.

- 27 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above-ground works:
- a) Details, including elevation and section drawings at 1:20, of new openings within the front boundary wall to Cleveland Street and associated alterations to iron railings.
 - b) Details, including the submission of a method statement and section drawings at 1:20, of the proposed reconstruction of the street-facing gable and chimney stack to the North House.
 - c) Details, including manufacturers specification and elevation and section drawings at 1:20, of all new windows and doors proposed within the North and South Houses.
 - d) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors and to include the treatment of the junction between the soffit of the ground floor and overhanging upper floors at a scale of 1:20.
 - e) Manufacturer's specification details of all facing materials including windows and door frames, glazing, balustrades and brickwork (to be submitted to the Local Planning Authority).

f) Full scale sample panels of brickwork and glazing elements of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing should be erected on-site and approved by the Council before the relevant parts of the work are commenced.

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 retained buildings and to safeguard the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

- 28 Prior to the commencement of any works on site, details demonstrating how off site trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. 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 in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies D1 and A3 of the Camden Local Plan 2017.

- 29 Prior to the commencement of above-ground works, details of a lighting strategy for the site shall be submitted to and approved in writing by the local planning authority. Such details shall include lighting to serve Bedford Passage and the courtyard area of public open space, and the entrances to the buildings.

The approved scheme shall be implemented as part of the development and thereafter retained and maintained.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

- 30 Prior to the construction and implementation of all hard and soft landscaping, means of enclosure and open areas not to be built on, full details of such areas shall have been submitted to and approved by the Council. Such details shall include:
- scaled plans showing all existing and proposed vegetation and landscape features
 - a schedule detailing species, sizes, and planting densities
 - location, type and materials to be used for hard landscaping and boundary treatments (including the glass pavers adjacent to the new building)
 - specifications for replacement trees (and tree pits where applicable), taking into

account the standards set out in BS8545:2014

- details of any proposed earthworks including grading, mounding and other changes in ground levels
- details of children play spaces (formal and/or informal) accessible to residents (market housing and affordable housing)
- a management plan including an initial scheme of maintenance

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

- 31 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to first occupation of the residential units, or in the case of soft landscaping by not later than the end of the planting season following completion of the development. 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 amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

- 32 Details of Bedford Passage and the boundary interface with the adjacent site (Astor College) shall be submitted to the Local Planning Authority and approved in writing before the relevant part of the works commence.

Details to include:

- a) hard and soft landscaping
- b) security and crime prevention measures

Such details to be prepared in consultation with the owners of the neighbouring Astor College site and former Mental Health Resource Centre (Tottenham Mews).

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) and a safe environment in accordance with the requirements of Policies A2, D1 and T1 of the Camden Local Plan 2017.

- 33 Site clearance and demolition should be undertaken outside the bird nesting season (February-August inclusive). Where this is not possible, an Ecologist should assess any vegetation and built structures for active signs of nesting. In the

event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: In order to protect wildlife habitats and biodiversity, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

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. 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.
- 2 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).
- 3 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.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for

late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 7 Archaeology: The written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Disturbance of human remains is subject to separate consent regimes under burial legislation.
- 8 The applicant is advised to refer to Honouring the Ancient Dead's guidelines for disinterment, available on their website.
- 9 Questions regarding the legal status of the site regarding consecration should be addressed to the Diocese of London, FAO: Kevin Rogers (Head of Parish Property Support) (020 7932 1230).
- 10 Each adaptive cycle space should ideally measure 1.2m wide by 2.5m in length.
- 11 The lockers in the Market Housing store should be relocated so the Josta stands can function (i.e. have a 2.5m clearance in front of each stand).
- 12 The applicant is reminded of their responsibilities under the Wildlife and Countryside Act (1981) (as amended).
- 13 Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

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.

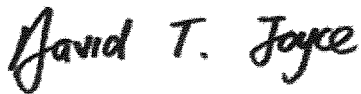
The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement required by condition.

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 initial 'D'.

David Joyce
Director of Regeneration and Planning