

Mark Furlonger
Temple Group
The Woolyard
52 Bermondsey Street
London
SE1 3UD

Application Ref: **2018/0196/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

14 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Middlesex Hospital Annex
44 Cleveland Street
LONDON
W1T 4JT

Proposal: Details of a Written Scheme of Investigation (WSI) for a programme of building recording and Air Quality Monitors as required by conditions 7 and 23 respectively of planning permission ref 2017/0414/P (dated 15/01/18) for "Refurbishment of the existing Workhouse and North and South Houses, part demolition of the South House and redevelopment of the remainder of the site." (abbrev.)

Drawing Nos: Written Scheme of Investigation for an archaeological standing building survey. (by MOLA, Issue 1 22/11/2017). Air Quality Baseline Monitoring Report (by Temple v2.0 Jan 2018)

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Condition 23 requires full details of the air quality monitors including location, number and specification and evidence of installation in line with the GLA's CPG



on Control of Dust and Emissions. The submission identifies the installation of three Osiris monitors on site. Evidence is provided of PM10 monitoring outputs between 12/09/2017 to 12/12/2017 as required, including average concentrations and exceedances. No baseline measurements exceeded the trigger level at the Annex 1 & 2 locations, however at location Annex 3 there were 19 exceedances of the 15-minute trigger level during the 3-month period. The report states that "these exceedances were caused by sources other than the MHA worksite." These issues will need to be addressed in detail as part of the Construction Management Plan. The details submitted are acceptable in terms of policies A1, A4 and CC4.

Condition 7 requires a Written Scheme of Investigation (WSI) for a programme of building recording. The submitted document identifies responsibilities, recording and reporting methods as required and is acceptable in terms of policy D2.

The full impact of the proposed development has already been assessed. As such, the proposals are therefore in general accordance with policies A1, A4, D2 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 For the purposes of the demolition and construction phase monitoring you are advised that the Environment section of the Construction Management Plan required to accompany the development should:
 - a. State how PM10 monitoring will be reported and how PM10 exceedance alert emails will be issued to Camden.
 - b. Analyse the exceedances already recorded during the 3 month period and identify possible or likely causes and how these may affect ongoing monitoring results
 - c. Provide information and analysis about causes of the baseline period and predicted ongoing PM10 exceedances. You should state whether and how any corrective methods (data methods or otherwise) will be applied to take account of this.

- 3 You are reminded that the following conditions of planning permission granted on 15/01/2018 (ref 2017/0414/P) are outstanding and require details to be submitted and approved prior to commencement of work:

6 (stage 1 archaeological written scheme of investigation), 9 (green roof), 21 (SUDs), 25 (WSI for contamination), 26 (appointment of chartered engineer), 28 (tree protection).

The following conditions require details to be submitted and approved prior to the relevant works:

12 (privacy screens), 15 (details of photovoltaic cells and solar thermal panels), 16 (feasibility of rainwater recycling), 17 (TM52 overheating assessment), 20 (Piling method statement), 22 (Mechanical ventilation systems), 27 (design details), 29 (lighting strategy), 30 (landscaping), 32 (details of Bedford Passage).

The following conditions require details to be submitted and approved prior to occupation of the development:

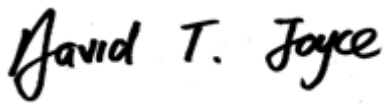
5 (evidence of Building Regulations Part M4 (3)(2a)), 8 (memorial plaque), 14 (evidence of design for maximum water use) and 19 (Bird and bat box locations).

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
Director of Regeneration and Planning