

Application ref: 2017/5914/P
Contact: Charles Thuairé
Tel: 020 7974 5867
Date: 27 June 2018

Montagu Evans
5 Bolton Street
London W1J 8BA

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
15-17 Tavistock Place
London WC1H 9SH

Proposal:

Variation of condition 2 (approved plans) attached to planning permission ref 2015/3406/P dated 27/01/2017 (for Demolition of existing shed buildings (Class D1) and erection of a part single, part two-storey, part three-storey medical research laboratory and higher education facility (Class D1) with basement accommodation on 2 floors and associated plant on roof), namely to allow reduction of basement to a single storey; removal of large flue stacks; creation of a lightwell atrium and amended roof profile; internal changes to research laboratories and plant rooms; various associated external changes to fenestration, rooflights and louvres; relocation of substation and accessible parking; provision of PV panels on front roof.

Drawing Nos: PL(00) 01B, 02, 03A, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15A, 16A, 17A, 18A, 19E, 21A, 22E, 23E, 24E, 25D, 26D, 27D, 28D, 29A, 30E, 31E, 32D, 33D, 34D, 35D, 36D, 38D, 39, 40A, 41A, 42D, 43D, 44.

Design and Access Statement; Planning Statement; Statement of Community Involvement; Daylight and Sunlight Report; Acoustic Report; Archaeological Report; Transport Statement; Townscape, Heritage and Visual Impact Study including verified views; Waste Management Statement; Sustainability and Energy Statement; Preliminary Bat Assessment; Construction Management Plan and Construction Traffic Management Plan. Cover letter by Montagu Evans dated 17.9.17; Air Quality Assessment by Peter Brett dated October 2017; Air Quality Dust Risk Assessment addendum by Peter Brett dated 20.6.18; Construction Management Plan by Wilde version 2 dated October 2017; Energy Statement

by BDP rev 02 dated 17.4.18 plus Appendix; Sustainability Statement by BDP rev 02 dated 7.3.18; updated extended phase 1 habitat survey by LWT dated October 2017; Historic Environment Assessment addendum by MOLA dated 20.10.17; Noise Statement by BDP dated 29.9.17; Sustainable Urban Drainage by Wilde dated September 2017; Daylight and Sunlight report by GVA dated October 2017; Transport Statement by Wilde version 3 dated March 2018; Travel Plan by Wilde dated October 2017; Basement Impact Assessment by GEA dated September 2017; S73 Addendum to Design and Access Statement by BMJ architects dated October 2017; Drainage management and maintenance plan dated 28.11.17 by Wilde; drainage plan D.02 rev SCH1; WSI by MOLA dated 3.1.18; (TP2-BDP-XX) -B01-DR-M-501401, -L04-DR-M-501401, -XXX-DR-M-567901; schedules TP2-BDP-XX-XXX-SH-M-560001, 570001; note on movement monitoring during basement construction by Kier rev A dated 22.6.18; letter on groundwater monitoring from GEA dated 30.4.18; Waste Strategy Statement by BMJ rev P03 dated 2.5.18.

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 the original planning permission ref 2015/3406/P dated 27/01/2017.

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-
PL(00) 01B, 02, 03A, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15A, 16A, 17A, 18A, 19E, 21A, 22E, 23E, 24E, 25D, 26D, 27D, 28D, 29A, 30E, 31E, 32D, 33D, 34D, 35D, 36D, 38D, 39, 40A, 41A, 42D, 43D, 44.
Design and Access Statement; Planning Statement; Statement of Community Involvement; Daylight and Sunlight Report; Acoustic Report; Archaeological Report; Transport Statement; Townscape, Heritage and Visual Impact Study including verified views; Waste Management Statement; Sustainability and Energy Statement; Preliminary Bat Assessment; Construction Management Plan and Construction Traffic Management Plan.
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570001; note on movement monitoring during basement construction by Kier rev A dated 22.6.18; letter on groundwater monitoring from GEA dated 30.4.18; Waste Strategy Statement by BMJ rev P03 dated 2.5.18.

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

- 3 Before the relevant part of the work is begun, 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:
- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all external new window and door openings.
 - c) Typical sections drawings of the parapet and corner junctions of the building, roof junction and plant enclosure facades.
 - d) Samples and manufacturer's details of new facing materials including the chimneys to be provided on site and retained on site during the course of the works. The panel shall include a 1:1 mock-up of a typical cladding system bay and include the curved screen.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The cycle storage facilities for 90 cycles shall be provided in their entirety in accordance with the plans hereby approved prior to the first occupation of the new use, and shall be permanently retained thereafter.

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

- 5 The recommendations and mitigation measures within the Air Quality Statements hereby approved shall be carried out in their entirety throughout the demolition and construction phases of the development and thereafter during the operation of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to first occupation of the buildings, detailed plans showing the design, location and extent of photovoltaic cells to be installed on the building shall be 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 policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
 - i. a detailed scheme of maintenance,
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used,
 - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of development (excluding demolition and site preparation and investigation 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 1:100 year event with 30% provision for climate change and demonstrating 50% attenuation of all runoff or greenfield levels of runoff. The 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 policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 9 Before the relevant part of the work is begun, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. 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 policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 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,

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 policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 11 Prior to development on site (excluding demolition and site preparation and investigation works), a site investigation shall be carried out in accordance with the previously approved written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas (as approved by the Council on 21/05/2018 ref 2018/1585/P).

a) The results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

b) 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 in writing 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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 12 Prior to first occupation of the development, a plan showing details of bird and bat box locations and types specified in accordance with the recommendations made within the approved bat risk assessment (LWT, Dec 2015) 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 policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 Prior to first occupation of the development, full details of a lighting strategy specified in accordance with the recommendations made within the approved bat risk assessment (LWT, Dec 2015), to include information about potential light spill on to buildings, trees and lines of vegetation to minimise impact on bats, shall be submitted to and approved by the Local Planning Authority in writing. The details thus approved shall be fully implemented prior to occupation of the development and thereafter retained.

Reason: In order to conserve wildlife habitats within the development, in accordance with the requirements of policies A3 and CC2 of the London Borough

of Camden Local Plan 2017.

- 14 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 15 Before the relevant part of the work is begun, details of all external roof plant shall be submitted to and approved by the Local Planning Authority. Such details shall include appropriate acoustic isolation, sound attenuation and anti-vibration measures in accordance with the recommendations of the acoustic report hereby approved. The plant shall be carried out in accordance with the approved details and 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 16 The waste storage facilities as approved shall be provided in their entirety in accordance with the plans hereby approved prior to the first occupation of the new use, and shall be 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 policies CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 17 No demolition and development (excluding site preparation and investigation works) shall take place other than in accordance with the Stage 1 Written Scheme of Investigation (WSI) hereby approved, including its 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 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 & 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 Local planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 18 The new roofs shall not be used as amenity roof terraces and shall only be accessed for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 19 No loading or unloading of goods including fuel by vehicles, arriving at or departing from the premises for operational servicing reasons, shall be carried out otherwise than within the curtilage of the building. All vehicles shall enter and exit the site in a forward facing direction.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 20 The development (excluding demolition and site preparation and investigation works) 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 policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.

- 21 The development shall be carried out in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment documents and supporting information hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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.
- 4 Reasons for granting permission-

The revisions to the layout, form and size of the approved building arise from the varied requirements by the client who now need 'dry' laboratories where research is based on computers rather than on live specimens. The result is that the amount of approved basements, plant rooms and ventilation equipment are no longer needed, thus reducing the basement by one floor and omitting the flue stacks, resulting in a reduction of approved floorspace by approx. 1727sqm.

The reduction of 2 basement floors to one is welcomed and will have a reduced impact on surrounding buildings and water environment. The revised Basement Impact Assessment (BIA) has been reviewed by the Council's auditors and continues to be acceptable and meets the criteria of Camden's CPG4 on basement excavations. It is considered that the scheme will have no impact on the hydrogeological environment and that the predicted damage to adjoining properties will be within categories 0 to 1 (negligible to very slight) which is deemed acceptable. A revised detailed methodology for monitoring structural movements and limiting damage has been provided which will be implemented during works. A Basement Construction Plan clause in the S106 for the original scheme is no longer considered necessary by the auditors, due to the reduced scale of the basement. Instead it is proposed that a condition is imposed to ensure the methodologies and recommendations of the BIA regarding movement and groundwater monitoring are adhered to.

The omission of approved high level flue stacks and reduction of others is welcome and will have less impact on neighbouring amenity and long street views within the conservation area.

The minor changes to elevational design, roof profiles and fenestration, arising from the use of 3rd floor plant room as new laboratory space, as well as the

internal layout changes with a new atrium, are acceptable. They will have no material impact on the overall design idiom and form of the new building or on surrounding views. The increased size of the 3rd floor extending northwards will not materially increase the bulk or dominance of this new block. There are no changes to the overall design approach and details.

The proposal is considered to preserve the character and appearance of the conservation area as well as the setting of the adjoining listed buildings in Cartwright Gardens. Special attention has been paid to the desirability of preserving the setting of listed buildings and of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

A Written Scheme of Investigation (WSI) has now been provided to satisfy part of the condition regarding archaeological investigations. GLAAS have confirmed that this is acceptable and meets the requirements of the first part of this condition so that the original condition no.14 can be reworded to ensure that investigations are carried out in accordance with this approved WSI.

- 5 The daylight & sunlight report submitted demonstrates that there will be no harmful impact from the additional bulk projecting northwards at 3rd floor, given that it faces windows of hotels in Cartwright Gardens and that overall it continues to meet BRE standards for habitable rooms to the east. The additional windows at this level do not cause any loss of amenity and the only two which face residential properties in Marchmont Street are over the recommended distance of 18m to protect privacy.

The submitted acoustic report shows that the plant will meet local noise standards as before, provided sound attenuation measures are employed. Conditions will be imposed to ensure compliance with Council's noise level standards and to require details of the roof plant and appropriate mitigation measures.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The new usage of the building will accommodate more staff than originally approved which will have a greater transport impact. Accordingly the cycle parking arrangements have been increased and further revised, involving 90 spaces at the basement, in the courtyard and around the perimeter of the rear passageway. These details are now considered acceptable and the cycle parking provision will be secured by condition. The revised layout of the courtyard for servicing, including new disabled parking spaces, is also considered acceptable. The revised Transport Statement is considered acceptable and shows that the increased visitor and staff numbers will not harm the local transport conditions. A more detailed and revised Construction Management Plan (CMP) has been submitted which is acceptable in principle, subject to a final version to be secured by S106 as before. It is also considered that, due to the increased intensification of the site, a Servicing Management Plan will need to be secured by S106 now. A condition will be added to ensure servicing vehicles enter and leave the site in a forward facing direction.

The Waste Management Strategy for refuse storage and collections has been reviewed by the Council's Environmental Services team and considered

acceptable.

The original energy and sustainability reports have been revised to reflect the changes in building operation and have been further revised following review by the Council's Sustainability Officer. The overall CO2 emission reduction of 37.8% meets the Council target of 35% which is welcomed. Although the 11% reduction by renewables falls short of the 20% target, an acceptable justification has been provided as a result of the limited space available for PV panels and the amount of green roofs provided elsewhere. The revised BREEAM assessment shows that the building will continue to achieve an 'Excellent' target rating and to meet all 3 subtargets for water, materials and energy. As before, the S106 will require submission of the final Plans and will refer to the above-mentioned revised figures.

A zone for PV panels is shown on the entire roof of the existing frontage block behind its parapet; this is acceptable in principle as they will be barely visible from the street and details of these will be secured by condition. Green roofs on the new blocks behind and revised Sustainable urban drainage systems are provided as before, details to be secured by condition.

- 6 The change in the building's use of laboratories and omission of high level ventilation flues has resulted in changes to the air quality impacts of the scheme. An Air Quality Assessment (AQA) as further revised shows that the development complies with the Mayor's Air Quality Neutral requirements, will not lead to exposure to air pollution levels exceeding the national standards, and will be 'low risk' for construction phase impacts. The AQA is thus considered acceptable to meet the requirements of the original condition no.5 and a new replacement condition will be imposed to ensure its recommendations are implemented in terms of risk mitigation measures for the construction and operational phases.

One objection has been received regarding the CMP prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by the previous permission. The permission will be subject to the same conditions and S106 clauses as before, but varied or added to where relevant to reflect the new layout and information provided, as discussed above.

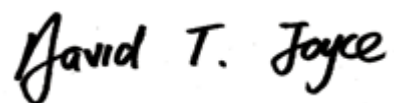
As such, the proposed development is in general accordance with policies G1, C6, E1, E2, A1, A3, A4, A5, D1, D2, CC1, CC2, CC3, CC4, CC5, T1, T2, T3, T4 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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 script is cursive and fluid, with the first letters of each word being capitalized and prominent.

David Joyce
Director of Regeneration and Planning