

Application ref: 2019/2879/P
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Aldermay House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Eastman Dental Hospital Site and Buildings (including the Former Royal Free Hospital the Eastman Dental Clinic and the Levy Wing) located at 256 Gray's Inn Road WC1X 8LD and Frances Gardner House Wren Street Gray's Inn Road WC1X 0HD

Proposal:

Partial redevelopment of the site, including to the former Royal Free Hospital (Plot 1); Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3); Frances Gardner House and the Riddell Memorial Fountain within the courtyard of the former Royal Free Hospital, to create approximately 23,861sqm of medical research, outpatient facility and academic (Use Class D1) floorspace.

Former Royal Free Hospital: demolition of the New, Sussex and Victoria Wings (with retention of the Alexandra Wing); single storey extensions and reinstatement of southern pediment on Alexandra Wing; erection of five storey building (plus two storeys of plant and two storeys of basement) to the rear of the Alexandra Wing, including plant, terraces, flues, to provide a dementia and neurology research facility.

Eastman Dental Clinic: alterations to the listed building including the part rebuilding of the northern façade and new entrance; replacement windows; new plant; works to the courtyard and associated external and internal alterations associated with its conversion to education use.

Levy Wing: substantial demolition of the building and erection of a part 4, part 7 storey building (plus two storey basement, including plant and external amenity spaces), to provide education space.

Frances Gardner House: installation of photovoltaic panels on the roof and landscaping works to the courtyard.

Riddell Memorial Fountain: relocation of the listed fountain from the courtyard of the former Royal Free Hospital to the courtyard of the Eastman Dental Clinic.

Associated landscaping arrangements including the creation of a new public square, other public spaces and routes, and pedestrian connections to Gray's Inn Road, St Andrew's Gardens, Cubitt Street and Langton Close. Associated transport and servicing arrangements including cycle parking, parking and a new servicing ramp.

THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Drawing Nos: Existing and Demolition Drawings:(BEMP-HBA-P1-)B1-DR-A-00-1100; 00-DR-A-00-1101; 01-DR-A-00-1102; 02-DR-A00-1103; 03-DR-A-00-1104; RF-DR-A-00-1105; ZZ-DR-A-00-(1200-1203); ZZ-DR-A00-(1300-1304). (BEMP-HBA-P2-)B1-DR-A-00-1100; LG-DR-A-00-1101; 00-DR-A-00-1102; 01-DR-A00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A-00-1106; RF-DR-A-00-(11501156); ZZ-DR-A-00-(1200-1205,1250-1255 and 1300-1310). (BEMP-HBA-P3-)00-DR-A-00-1100; 01-DR-A-00-1101; 02-DR-A-00-1102; RF-DR-A00-1103; ZZ-DR-A-00-(1200-1203 and 1300). (BEMP-HBA-SW-)ZZ-DR-A-00-(1005 and 1010); B1-DR-A-00-1100; LG-DR-A-00-1101; 00-DR-A-00-1102; 01-DR-A-00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A00-(1106 and 1156); ZZ-DR-A-00-(1200-1203, 1300-1303 and 1350-1353); ZZ-DR-A08-(1100-1101). BEMP-HBA-FGH-RF-DR-A-00-1100.

Proposed Drawings: (BEMP-HBA-P1-)B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; RF-DR-A-20-1107; RF-DR-A-20-1108; ZZ-DR-A-20-(1210-1215 and 1300-1303); ZZ-DR-A-21-(14001406). (BEMP-HBA-P2-)B1-DR-A-20-1100; LG-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A20-1103; 02-DR-A-20-(1104-1105); 03-DR-A-20-1106; RF-DR-A-20-1107; ZZ-DR-A-20(1200-1205 and 1300-1301); ZZ-DR-A-21-(1400-1403). (BEMP-HBA-P3-)B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; 05-DR-A-20-1107; 06-DR-A-20-1108; RF-DR-A-20-1109; ZZ-DR-A-20-(1200-1203 and 1300-1302); ZZDR-A-21-(1401-1406). (BEMP-HBA-SW-) ZZ-DR-A-08-(1101-1105); ZZ-DR-A-20-(1005 and 1010); B2-DR-A20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; 05-DR-A-20-1107; 06-DR-A-20-1108; RF-DR-A20-1109; ZZ-DR-A-20-(1200-1204 and 1300-1304). BEMP-HBA-FGH-RF-DR-A-20-1100.

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 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Demolition Drawings:

(BEMP-HBA-P1-)B1-DR-A-00-1100; 00-DR-A-00-1101; 01-DR-A-00-1102; 02-DR-A-00-1103; 03-DR-A-00-1104; RF-DR-A-00-1105; ZZ-DR-A-00-(1200-1203); ZZ-DR-A-00-(1300-1304).

(BEMP-HBA-P2-)B1-DR-A-00-1100; LG-DR-A-00-1101; 00-DR-A-00-1102; 01-DR-A-00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A-00-1106; RF-DR-A-00-(1150-1156); ZZ-DR-A-00-(1200-1205, 1250-1255 and 1300-1310).

(BEMP-HBA-P3-)00-DR-A-00-1100; 01-DR-A-00-1101; 02-DR-A-00-1102; RF-DR-A-00-1103; ZZ-DR-A-00-(1200-1203 and 1300).

(BEMP-HBA-SW-)ZZ-DR-A-00-(1005 and 1010); B1-DR-A-00-1100; LGDR-A-00-1101; 00-DR-A-00-1102; 01-DR-A-00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A-00-(1106 and 1156); ZZ-DR-A-00-(1200-1203, 1300-1303 and 1350-1353); ZZ-DR-A-08-(1100-1101).

BEMP-HBA-FGH-RF-DR-A-00-1100.

Proposed Drawings:

(BEMP-HBA-P1-)B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; RF-DR-A-20-1107; RF-DR-A-20-1108; ZZ-DR-A-20-(1210-1215 and 1300-1303); ZZ-DR-A-21-(1400-1406).

(BEMP-HBA-P2-)B1-DR-A-20-1100; LG-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-(1104-1105); 03-DR-A-20-1106; RF-DR-A-20-1107; ZZ-DR-A-20-(1200-1205 and 1300-1301); ZZ-DR-A-21-(1400-1403).

(BEMP-HBA-P3-)B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; 05-DR-A-20-1107; 06-DR-A-20-1108; RF-DR-A-20-1109; ZZ-DR-A-20-(1200-1203 and 1300-1302); ZZ-DR-A-21-(1401-1406).

(BEMP-HBA-SW-) ZZ-DR-A-08-(1101-1105); ZZ-DR-A-20-(1005 and 1010); B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; 05-DR-A-20-1107; 06-DR-A-20-1108; RF-DR-A-20-1109; ZZ-DR-A-20-(1200-1204 and 1300-1304).

BEMP-HBA-FGH-RF-DR-A-20-1100.

Supporting Documents:

Planning Statement dated May 2019; Health Impact Assessment dated May 2019; Economic Statement dated May 2019; Design and Access Statement dated May 2019; Feasibility Options Appraisal Report dated May 2019; Statement of Community Engagement dated May 2019; Eastman Dental Clinic Conservation Plan dated December 2018; Heritage Statement dated May 2019; Structural Strategy Statement dated May 2019; Ground Investigation Report (Plot 1) dated May 2019; Geotechnical and Geoenvironmental Desk Study dated May 2019; Flood Risk Assessment dated May 2019; Transport Assessment dated May 2019; Outline Commercial Waste Strategy dated May 2019; Arboricultural Report dated May 2019; Preliminary Ecology Appraisal dated May 2019; Landscape Design Report dated May 2019; Academic Needs Report dated May 2019; Historic Environment Desk-Based Assessment dated May 2019; Environmental Impact Statement dated May 2019; Noise and Vibration; Wind Microclimate; Daylight, Sunlight, Overshadowing and Light Pollution; Townscape and Visual Impact Assessment dated May 2019; Built Heritage.

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

3 Fixed Mechanical Plant Noise - Not Intermittent

Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the representative external background noise (as defined in BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound"), at a point 1 metre outside any window of any residential and other noise sensitive property (with the exception of residential institutions associated with the development, namely Frances Gardner House and Langton Close where it shall not exceed a value of 5dB below the representative external background noise), unless and until a fixed maximum noise level is approved by the council.

The background level should be expressed in terms of the representative LA90, 15mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqT (where T is defined as 1 hour during the day, 0700h to 2300h, and 15 minutes at night, 2300h to 0700h in accordance with the methodology within BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound"), and shall be representative of the plant operating at its peak load.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

4 Fixed Mechanical Plant Noise - Intermittent

Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent (as defined in BS4142:2014+A1:2019 "Methods for rating

and assessing industrial and commercial sound ") , the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the representative external background noise (as defined in BS4142:2014+A1:2019) at a point 1 metre outside any window of any residential and other noise sensitive property (with the exception of residential institutions associated with the development, namely Frances Gardner House and Langton Close where it shall not exceed a value of 10dB below the representative external background noise), unless and until a fixed maximum noise level is approved by the council. The background level should be expressed in terms of the representative LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqT (where T is defined as 1 hour during the day, 0700h to 2300h, and 15 minutes at night, 2300h to 0700h in accordance with the methodology within BS4142:2014+A1:2019) and shall be representative of the plant operating at its peak load. AHUs and other plant with diurnal operating cycles and/or plant that runs continuously with gradual ramping up/down as required to meet demand are not considered as intermittent.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

5 Plant - Post Installation

Following installation of the plant and equipment, you must apply in writing to the local planning authority for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant including a proposed fixed noise level for approval by the local planning authority. The submission of a noise report must include:

- (i) A schedule of all plant and equipment that formed part of this application;
- (ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- (iv) The location of most affected noise sensitive receptor location and the most affected window of it;
- (v) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (vi) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when the background noise level is representative (as defined in BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound") of when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (vii) The representative pre-existing LA90 (15 minutes) measurement (as defined in BS4142:2014+A1:2019) recorded under (vi) above;
- (viii) Measurement evidence and any calculations demonstrating that plant and

equipment complies with the planning condition;
(ix) The proposed maximum noise level to be emitted by the plant and equipment.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

6 Emergency Plant

Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10dB one metre outside any premises.

The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

7 Plant Mitigation

Plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

8 Thames Water (Waste water)

No properties shall be occupied until confirmation has been provided that either: all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or, a phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

9 Thames Water (Surface water)

No properties shall be occupied until confirmation has been provided that either: all surface water network upgrades required to accommodate the additional flows from the development have been completed; or a phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

10 Thames Water (Piling)

No piling shall take place until a piling method statement for the relevant Plot/Phase, prepared in consultation with Thames Water, has been submitted to and approved in writing by the local planning authority.

The statement shall detail 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 water infrastructure, and the programme for the works).

Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

11 Electric vehicle charging points

Prior to the occupation of the development, the provision and ongoing retention of electric vehicle charging points for all parking spaces must be provided. Confirmation of the electric vehicle charging points shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation of the relevant phase and shall thereafter be retained.

Reason: To ensure that the scheme promotes the use of sustainable transport and the use of low emission vehicles as a means of minimising the environmental impacts of the development on air quality, in accordance with the requirements of policy CC4 of the Camden Local Plan 2017 and London Plan policies T6.1, T6.2, T6.3 and T6.4.

12 Waste storage

Prior to commencement of works to the superstructure of each Plot/Phase, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made, to avoid obstruction of the highway and to safeguard amenities of adjacent premises in accordance with the requirements of policy CC5, A1, and A4 of the London Borough of Camden Local Plan 2017.

13 Loading on-site

No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

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.

14 Details, Materials and Samples

Prior to commencement of the above ground works on each building, or in the case of extensions to existing buildings prior to the relevant works, 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors and canopies
- b) Plan, elevation and section drawings, of all ground floor facades at a scale of 1:10;
- c) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
- d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1mx1m of those materials (to be provided on site).
- e) Details of all plant equipment
- f) Details of the fabric to be retained of Alexandra Wing
- g) Typical elevation (minimum 2m x 2m in size) including a glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing
- h) Details of relevant gates, railings, doors and louvres on buildings which face the public realm.
- i) Details of all bollards (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.

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 for the relevant building. All other external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

This condition can be discharged on a Plot/Phase by Plot/Phase basis.

Reason: In order to safeguard the special architectural and historic interest of the proposed retained buildings and to safeguard the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

15 Plot 1 Privacy Measures

Prior to commencement of works to the superstructure of Plot 1, details of measures to mitigate overlooking and privacy impacts to adjoining sites from the northern elevation and terrace to be submitted to and approved in writing by the local planning authority. These measures should be informed through consultation with Calthorpe Community Garden.

All such measures shall be fitted prior to first occupation of Plot 1 and shall be retained permanently thereafter.

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.

16 External fixtures

No lights, meter boxes, flues, vents or pipes (other than those shown on the approved drawings), and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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.

17 Southern Elevation of Plot 3

Notwithstanding the approved drawings, full details (including elevations and detailed drawings) of the southern elevation of Plot 3 (facing St Andrew's Gardens) shall be submitted to and approved in writing by the local planning authority prior to commencement of the above ground works of Plot 3.

The relevant works shall be carried out in accordance with the details thus approved.

Reason: In order to safeguard the appearance of the new building and the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

18 Fire Strategy

No above ground new development shall commence on each Phase/Plot until a Fire Statement for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy CP3 of the Core Strategy and policy D11 of the Draft London Plan.

19 Detailed landscape plan

Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

The submission to include details of:

- a) full details of all open spaces, terraces and routes
- b) any external CCTV and security monitors/fixtures
- c) courtyard planters including sections, materials and finishes and planting schedules
- d) final location details of all trees, with accompanying evidence that all locations have been investigated to ensure planting is viable and takes sufficient account of the proximity of local highway and underground infrastructure;
- e) permanent works, including samples of ground surface materials, to all areas of public open space including details of materials and finishes
- f) details of all boundary treatments to the site
- g) details of the planting species, soil type
- h) a maintenance plan for a minimum of 3 years
- i) irrigation
- j) sectional drawings of all planting areas
- k) surfacing details on new access to St Andrew's Gardens
- l) surfacing detail around the tree adjacent to new access to St Andrew's Gardens, along with details of defensive planting, visual cues/treatment and maintenance
- m) details of measures targeting a site-wide Urban Greening Factor (UBF) of 0.3, subject to feasibility

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

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 Council gives written consent to any variation.

The development shall not be occupied until such time as the works have been completed in accordance with the details thus approved.

This condition can be discharged on a Plot/Phase by Plot/Phase basis as well as on the basis of interim and final landscaping proposals.

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 as well as Policies 2.18, 5.10 and 5.11 of the London Plan 2016.

20 Tree Planting

Before the relevant part of the development commences full details of the tree planting shall be submitted to and approved in writing by the local planning authority.

Such details shall include:

- a schedule detailing species, sizes and locations of 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
- a tree management plan including a scheme of maintenance and details of irrigation methods and measures

Any trees 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 Council gives written consent to any variation.

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.

21 Biodiversity Enhancements

Prior to commencement of the superstructure of the relevant building/Plot, or prior to the relevant works in the case of Plot 2, details of a package of biodiversity enhancements (an ecological enhancement strategy), shall be submitted to and approved in writing by the Council as local planning authority. Where possible enhancements are built into the fabric of the build rather than retro fitted onto buildings/trees. The Enhancements should seek to include:

- Insect hotels
- Bio solar roof
- Night-scented native plants
- Green walls
- Blue roof
- Water conservation items
- Living roof

The works 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 G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

22 Bird and Bat Boxes

Prior to commencement of the superstructure of each building/Plot, 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 relevant building 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.

23 Protection of trees

The demolition and construction of the development shall be carried out in accordance with the Tree Protection Plan and Arboricultural Method Statement documents approved, which demonstrate how trees would be retained on-site and on neighbouring sites during construction work. All works shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and the details of appropriate working processes in the vicinity of trees, and the approved 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.

24 Tree protection Plot 3

Prior to commencement of development on Plot 3 (excluding demolition), details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

25 Nesting birds

No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist shall be engaged to assess any vegetation and built structures for active signs of nesting and 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 safeguard protected and priority species, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

26 On-site species

Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.

Reason: To safeguard protected and priority species in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

27 Bat survey

If more than 12 months elapse between the date of the approved bat survey (March 2019) and commencement of development, an updated bat survey shall be submitted to and approved in writing by the local planning authority.

Such survey to be carried out by a suitably qualified ecologist and accompanied by a report confirming the results and implications of the assessment, including any revised mitigation measures.

All mitigation measures as approved 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.

28 Lighting strategy

Prior to commencement of above ground works for each Plot/Phase, a lighting strategy for all areas of external artificial lighting shall be submitted to and approved in writing by the local planning authority. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes for the Reduction of Obtrusive Light'. Details should also be submitted for approval of measures to minimise use of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Such strategy shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties, maintainability, whole life cost and energy use and impact on the adjacent Sites of Important Nature Conservation. Details of any lighting on the northern elevation of Plot 1 shall be worked up in consultation with the Calthorpe Community Garden.

The details shall include the following:

- a. lighting to the route and circulation areas in the public realm
- b. external elevations of buildings including entrances and any architectural lighting
- c. lighting within all publically accessible areas of the ground floors of each building
- d. incorporation of measures to take account of the foraging and roosting habitat for bats by referencing Bat Conservation Guidelines

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

This condition can be discharged on a Plot/Phase by Plot/Phase basis.

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.

29 Photovoltaic panels

Prior to commencement of above ground development, or prior to the relevant works in the case of Plot 2, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been 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. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

This condition can be discharged on a Plot/Phase by Plot/Phase basis.

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.

30 Green Roofs

Prior to commencement of the superstructure of the relevant building/Plot, or prior to the relevant works in the case of Plot 2, full details in respect of the green roof in the areas indicated on the approved plans (and subject to feasibility works in the areas indicatively shown), shall be submitted to and approved by the local planning authority.

Such details to include 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 scheme of maintenance shall be submitted to and approved by the local planning authority prior to the installation of the green roof.

The relevant buildings shall not be implemented other than in accordance with the details as approved and the living roofs shall be permanently retained and maintained thereafter in accordance with the approved scheme of maintenance.

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.

31 Cycle parking

Prior to first occupation of each Plot/Phase, secure and covered bicycle parking shall be provided in accordance with Transport Assessment dated May 2019, hereby approved. A total of 365 long stay cycle parking spaces and 310 short stay cycle parking spaces must be provided prior to the full occupation of the development, along with the end of journey facilities.

The facilities as implemented 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 Camden Local Plan 2017.

32 Protection of Institutional Use

Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the site shall not be used for any use other than for Institutional purposes.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc. in accordance

with policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.

33 Land Contamination (Plot 1)

Prior to demolition (excluding demolition to ground slab level) of Plot 1 a Remediation Strategy in accordance with Section 9 of the Ground Contamination Interpretive Report by Ramboll (Ref BEMP-RAM-P1-XX-RPC-99-0016) shall be submitted to and approved in writing by the local planning authority. Prior to the occupation of the development, and on completion of the agreed contamination remediation works, a verification report providing details including data collected to demonstrate that the works set out/recommended in the remediation strategy are complete shall be submitted to and agreed in writing by the local planning authority.

Each section of the development shall be carried out strictly in accordance with the relevant risk assessment, site investigation, options appraisal, remediation strategy and verification plan so approved, and no change therefrom shall take place without prior written consent from the local planning authority.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

34 Land Contamination (Plot 3)

Prior to development (excluding demolition to ground slab level) of Plot 3, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the local planning authority.

- A) Based on the Ramboll Desk Study Report for Plots 2 and 3, site investigations and risk assessments to provide a detailed assessment of the risk to all receptors that may be affected, including those off site;
- B) In the event that remediation measures are identified necessary, a remediation strategy is required giving full details of the remediation measures required and how they are to be undertaken.

Prior to the occupation of the development, and on completion of the agreed contamination remediation works, a verification report providing details including data collected to demonstrate that the works set out/recommended in the remediation strategy are complete shall be submitted to and agreed in writing by the local planning authority.

Each section of the development shall be carried out strictly in accordance with the relevant risk assessment, site investigation, options appraisal, remediation strategy and verification plan so approved, and no change therefrom shall take place without prior written consent from the local planning authority.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the local planning authority.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

35 Accessibility

The development hereby approved shall achieve bespoke standards of accessible and inclusive design in accordance with the details outlined within the access statement within the Design and Access Statement, taking into account the requirements of Part M of the Building Regulations. The principles for designing the scheme for people living with dementia and inclusive design principles shall be carried through to the detailed design stage for Plot 1 and the public realm, and retained in perpetuity.

Reason: To promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

36 Drainage strategy

Prior to commencement of works (excluding demolition), a complete drainage strategy in relation to the relevant part of the site detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker and submitted to and approved in writing by the local planning authority. The details to be submitted are in relation to calculations, plans, maintenance and exceedance, and include:

- Demonstrate that exceedance flows do not adversely impact development off site
- Demonstrate consent from Thames Water regarding capacity to receive foul and surface water flows
- Provide suitable connection for attenuation below paving and a statement as to why permeable paving has not been used instead
- Review and revise permeable paving standard details where necessary
- Update pro-forma with updated MicroDrainage calculations if they differ
- Provide alternative size or restriction method for the orifice given for Plot 3 (0.046m dia) as this may be prone to blockage
- Modify Permeable Paving MicroDrainage calculation to correspond with the construction cross-section given in drawing 'Pavement Build-Up Details BEMP-RAM-SW-XX-DR-C-97-0101, Rev. P02, Mar 2019'

Such system shall be based on a 1:100 year event with 40% provision for climate change, demonstrating greenfield rates of runoff for the new-build parts of the site and 50% attenuation of all runoff for the refurbished parts. The drainage works and features approved shall be implemented in full prior to first discharge of foul or surface water from the site into the public system.

Reason: To ensure reduce the rate of foul and 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.

37 Construction machinery

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 G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

38 Methodology for St Andrew's Gardens Headstones

Prior to the relevant works, details of a schedule of works and a method statement for the temporary relocation/storage and reinstatement/relocation of the headstones at St Andrew's Gardens along the northern boundary of the gardens adjacent to the Levy Wing/Plot 3, shall be submitted to and approved in writing by the Council as local planning authority.

The works shall be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the headstones in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

39 Gas boilers flues and generators

Prior to commencement of above ground works on each Plot, full details of gas-fired plant and diesel-fired generator plant, including ratings, exhaust emissions and any flue positions/locations for that Plot, shall be submitted to and approved by the local planning authority in writing. Flues and generators should be designed and located so as to minimise risks to occupants of the scheme and the local area. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.

40 Air Quality Neutral

Prior to commencement of above ground works on each Plot, an 'investigation and proposals' report demonstrating that the relevant building would be Air Quality Neutral, shall be submitted to and approved by the local planning authority in writing. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To ensure the development does not contribute negatively to the air quality of the area and to safeguard the amenities of the prospective occupiers, adjoining premises and the area generally in accordance with the requirements of policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

41 Rainwater recycling

Prior to the commencement of the superstructure to each Plot, details of the rainwater recycling proposals shall 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.

42 Mechanical ventilation

Prior to any construction above ground level in relation to the relevant building, full details of the mechanical ventilation system including air inlet locations of that building 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 stacks 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.

This condition can be discharged on a Plot/Phase by Plot/Phase basis.

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.

43 Air Quality Monitoring

No development shall take place until air quality monitoring has been implemented on-site, and until the submission of the following:

a) Prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. 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;

b) Prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 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.

This condition can be discharged on a Plot/Phase by Plot/Phase basis.

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.

Informative(s):

- 1 You are advised the developer and appointed/potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.
- 3 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. Telephone 020-7974 5543 for further advice and information.
- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (telephone 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 5 This consent is without prejudice to, and shall not be construed as derogating

from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (telephone 020 7974 2410) or email highwayengineering@camden.gov.uk.

- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Telephone 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 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 (telephone 020-7974 6941).
- 8 Your proposals may be subject to control under the Party Wall 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.
- 9 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, Regulatory Services Camden Town Hall, Argyle Street, WC1H 8EQ, (telephone 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 10 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 (Telephone 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.
- 11 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For

further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5 or on the website:
<http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/contact-street-environment-services.en>

- 12 Thames Water requests for the proposal to incorporate protection to the properties by installing, for example, a non-return valve or other suitable device to avoid the risk of backflow waste at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 13 With regard to surface water drainage Thames Water advises that it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that you ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Should you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 14 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. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 15 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid-February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.
- 16 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.
- 17 In relation to living roofs it is recommended for the proposed substrate to be

sourced from site (for example: soil and crushed brick) for sustainability reasons and to provide better conditions for local species.

- 18 With regard to surface water drainage scheme, the Environment Agency advises that the following information must be provided based on the agreed drainage strategy:
- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
 - b) Confirmation of the critical storm duration.
 - c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
 - d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.
 - e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
 - f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.
- 19 Due to the age of the buildings to be demolished, an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by and appropriate mitigation scheme to control risks to future occupiers would need to be undertaken. The scheme should be written by a suitably qualified person before commencement. The scheme should demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation should be independently verified prior to occupation.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer