

Application ref: 2020/2470/P
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Date: 30 October 2020

Development Management
Regeneration and Planning
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Gerald Eve
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Lethaby Building
Former Cochrane Theatre
12-42 Southampton Row & 1-4 Red Lion Square (Former University Of Westminster
Central St Martins College Campus)
London WC1B

Proposal: Redevelopment of the site including refurbishment of the Lethaby Building, partial demolition, external alterations, basement excavations and extensions to the existing buildings to form a hotel (Use Class C1), with flexible ground floor and basement uses including retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2/C1). Bar/restaurant spaces (Use Class A3/A4) at first, and upper floor levels with associated roof terrace. Erection of standalone block comprising a cultural use (Use Class D1) at ground and first floor level with affordable residential housing (Use Class C3) above with provision of balconies, terraces and a roof terrace. Re-instatement of former Orange Street, together with highway improvements, public realm, landscaping, cycling parking, waste storage and other associated works.

Drawing Nos:

Existing Drawings:

(GSM-ORM-LB-): 00-DR-A-12100 Rev P02; 00-DR-A-12105 Rev P02; 00-DR-A-12800 P02; 01-DR-A-12101 Rev P02; 01-DR-A-12801 Rev 02; 02-DR-A-12102 Rev P02; 02-DR-A-12802 Rev P02; 03-DR-A-12103 Rev P02; 03-DR-A-12803 Rev P02; 04-DR-A-12104 Rev P02; 04-DR-A-12804 Rev P02; 05-DR-A-12805 Rev P02; B1-DR-A-12149

Rev P02; B1-DR-A-12849 Rev P02; BM-DR-A-12139 Rev P02; EA-DR-A-12502 Rev P02; LG-DR-A-12148 Rev P02; LG-DR-A-12848 Rev P02; M01-DR-A-12131 Rev P02; M01-DR-A-12831 Rev P02; NO-DR-A-12501 Rev P02; RF-DR-A-12106 Rev P02; SO-DR-A-12503 Rev P02; WE-DR-A-12500 Rev P02; ZZ-DR-A-12301 Rev P02; ZZ-DR-A-12302 Rev P02; ZZ-DR-A-12303 Rev P02; ZZ-DR-A-12304 Rev P02; ZZ-DR-A-12305 Rev P02; ZZ-DR-A-12510 Rev P02; ZZ-DR-A-12511 Rev P02; ZZ-DR-A-12512 Rev P02; ZZ-DR-A-12708 Rev P02; ZZ-DR-A-12760 Rev P02; ZZ-DR-A-12761 Rev P02; ZZ-DR-A-12771 Rev P02; & ZZ-DR-A-12791 Rev P02. (GSM-ORM-ZZ-): 00-DR-A-12002 Rev P02; 00-DR-A-12100 Rev P02; 01-DR-A-12101 Rev P02; 02-DR-A-12102 Rev P02; 03-DR-A-12103 Rev P02; 04-DR-A-12104 Rev P02; 05-DR-A-12105 Rev P02; 06-DR-A-12106 Rev P02; 07-DR-A-12107 Rev P02; 08-DR-A-12108 Rev P02; 09-DR-A-12109 Rev P02; 10-DR-A-12110 Rev P02; 11-DR-A-12111 Rev P02; 12-DR-A-12112 Rev P02; 13-DR-A-12113 Rev P02; AA-DR-A-12300 Rev P02; B1-DR-A-12149 Rev P02; BB-DR-A-12301 Rev P02; CC-DR-A-12302 Rev P02; DD-DR-A-12303 Rev P02; EA-DR-A-12501 Rev P02; NO-DR-A-12500 Rev P02; SO-DR-A-12502 Rev P02; & WE-DR-A-12503 Rev P02.

Demolition Drawings:

(GSM-ORM-LB-): 00-DR-A-12150 Rev P02; 00-DR-A-12850 Rev P02; 01-DR-A-12151 Rev P02; 01-DR-A-12851 Rev P02; 02-DR-A-12152 Rev P02; 02-DR-A-12852 Rev P02; 03-DR-A-12153 Rev P02; 03-DR-A-12853 Rev P02; 04-DR-A-12154 Rev P02; 04-DR-A-12854 Rev P02; 05-DR-A-12155 Rev P02; 05-DR-A-12855 Rev P02; B1-DR-A-12199 Rev P02; B1-DR-A-12899 Rev P02; BM-DR-A-12189 Rev P02; EA-DR-A-12552 Rev P02; LG-DR-A-12198 Rev P02; LG-DR-A-12898 Rev P02; M01-DR-A-12181 Rev P02; NO-DR-A-12551 Rev P02; RF-DR-A-12156 Rev P02; SO-DR-A-12553 Rev P02; WE-DR-A-12550 Rev P02; ZZ-DR-A-12355 Rev P02; ZZ-DR-A-12560 Rev P02; ZZ-DR-A-12561 Rev P02; ZZ-DR-A-12562 Rev P02; ZZ-DR-A-12709 Rev P02; ZZ-DR-A-12762 Rev P02; ZZ-DR-A-12763 Rev P02; ZZ-DR-A-12772 Rev P02; ZZ-DR-A-12773 Rev P02; & ZZ-DR-A-12793 Rev P02. (GSM-ORM-ZZ-): 00-DR-A-12150 Rev P02; 01-DR-A-12151 Rev P02; 02-DR-A-12152 Rev P02; 03-DR-A-12153 Rev P02; 04-DR-A-12154 Rev P02; 05-DR-A-12155 Rev P02; 06-DR-A-12156 Rev P02; 07-DR-A-12157 Rev P02; 08-DR-A-12158 Rev P02; 09-DR-A-12159 Rev P02; 10-DR-A-12160 Rev P02; 11-DR-A-12161 Rev P02; 12-DR-A-12162 Rev P02; 13-DR-A-12163 Rev P02; & B1-DR-A-12199 Rev P02.

Proposed Drawings:

(GSM-ORM-LB-): 00-DR-A-12200 Rev P02; 00-DR-A-12700 Rev P02; 00-DR-A-12701 Rev P02; 00-DR-A-12702 Rev P02; 00-DR-A-12703 Rev P02; 00-DR-A-12704 Rev P02; 00-DR-A-12705 Rev P02; 00-DR-A-12706 Rev P02; 02-DR-A-12707_revP02; 00-DR-A-12900 Rev P02; 01-DR-A-12201 Rev P02; 01-DR-A-12901 Rev P02; 02-DR-A-12202 Rev P02; 02-DR-A-12902 Rev P02; 03-DR-A-12203 Rev P02; 03-DR-A-12903 Rev P02; 04-DR-A-12204 Rev P02; 04-DR-A-12723 Rev P01; 04-DR-A-12726 Rev P01; 04-DR-A-12904 Rev P02; 05-DR-A-12205 Rev P02; 05-DR-A-12721 Rev P01; 05-DR-A-12722 Rev P01; 05-DR-A-12724 Rev P01; 05-DR-A-12727 Rev P01; 05-DR-A-12905 Rev P02; B1-DR-A-12249 Rev P02; B1-DR-A-12712 Rev P02; B1-DR-A-12713 Rev P02; LG-DR-A-12714_Rev P02; B1-DR-A-12949 Rev P02; BM-DR-A-12239 Rev P02; BM-DR-A-12939 Rev P02; EA-DR-A-12602 Rev P02; LG-DR-A-12248 Rev P02; LG-DR-A-12938 Rev P02; NO-DR-A-12601 Rev P02; RF-DR-A-12206 Rev P02; SO-DR-A-12603 Rev P02; WE-DR-A-12600 Rev P02; ZZ-DR-A-12401 Rev P02; ZZ-DR-A-12402 Rev P02; ZZ-DR-A-12403 Rev P02; ZZ-DR-A-12404 Rev P02; ZZ-DR-A-12405 Rev P02; ZZ-DR-A-12610 Rev P02; ZZ-DR-A-12611 Rev P02; ZZ-DR-A-12612 Rev P02; ZZ-DR-A-12710 Rev P02; ZZ-DR-A-12711 Rev P02;

ZZ-DR-A-12725 Rev P01; ZZ-DR-A-12728 Rev P01; ZZ-DR-A-12764 Rev P02; ZZ-DR-A-12765 Rev P02; ZZ-DR-A-12770 Rev P02; ZZ-DR-A-12774 Rev P02; ZZ-DR-A-12775 Rev P02; & ZZ-DR-A-12795 Rev P01. (GSM-ORM-NB-): EA-DR-A-12607 Rev P01; EA-DR-A-12608 Rev P01; EA-DR-A-12609 Rev P01; EA-DR-A-12610 Rev P01; EA-DR-A-12611 Rev P01; EA-DR-A-12612 Rev P01; EA-DR-A-12613 Rev P01; NO-DR-A-12604 Rev P01; NO-DR-A-12605 Rev P01; NO-DR-A-12606 Rev P01; NO-DR-A-12619 Rev P01; SO-DR-A-12614 Rev P01; SO-DR-A-12615 Rev P01; SO-DR-A-12616 Rev P01; SO-DR-A-12617 Rev P01; SO-DR-A-12618 Rev P02; & SO-DR-A-12620 Rev P01. (GSM-ORM-RB-): 00-DR-A-12200 Rev P04; 01-DR-A-12201 Rev P05; 02-DR-A-12202 Rev P04; 03-DR-A-12203 Rev P01; 04-DR-A-12204 Rev P03; 05-DR-A-12205 Rev P01; 06-DR-A-12206 Rev P01; 07-DR-A-12207 Rev P03; 08-DR-A-12208 Rev P04; 09-DR-A-12209 Rev P03; AA-DR-A-12400 Rev P04; B1-DR-A-12299 Rev P05; BB-DR-A-12401 Rev P04; EA-DR-A-12602 Rev P03; NO-DR-A-12600 Rev P03; SO-DR-A-12601 Rev P03; & WE-DR-A-12603 Rev P03. (GSM-ORM-ZZ-): 00-DR-A-12200 Rev P03; 01-DR-A-12201 Rev P02; 02-DR-A-12202 Rev P02; 03-DR-A-12203 Rev P02; 04-DR-A-12204 Rev P02; 05-DR-A-12205 Rev P02; 06-DR-A-12206 Rev P02; 07-DR-A-12207 Rev P02; 08-DR-A-12208 Rev P02; 09-DR-A-12209 Rev P02; 10-DR-A-12210 Rev P02; 11-DR-A-12211 Rev P02; 12-DR-A-12212 Rev P02; 13-DR-A-12213 Rev P02; 14-DR-A-12214 Rev P02; 15-DR-A-12215 Rev P02; AA-DR-A-12400 Rev P02; B1-DR-A-12248 Rev P02; B2-DR-A-12247 Rev P02; B3-DR-A-12246 Rev P02; BB-DR-A-12401 Rev P02; CC-DR-A-12402 Rev P02; DD-DR-A-12403 Rev P01; EA-DR-A-12601 Rev P02; MB1-DR-A-12249 Rev P02; MB3-DR-A-12245 Rev P02; SO-DR-A-12602 Rev P03; WE-DR-A-12603 Rev P02; WE-DR-A-12621 Rev P01; & NO-DR-A-12600_rev P02.

Supporting Documents:

Design and Access Statement prepared by ORMS (Ref: GSM-ORM-XX-XX-RP-A-32001 Rev P02) dated 1 June 2020, DAS Update - Fisher Street Elevation prepared by ORMS (Ref: GSM-ORM-XX-XX-RP-A-32003 Rev P01) dated 25 August 2020; Built Heritage Statement prepared by RPS dated April 2020, Townscape and Visual Impact Assessment prepared by Peter Stewart Consultancy dated April 2020, Transport Assessment prepared by Arup dated 15 May 2020, Construction Management Plan prepared by Sheet Street / John F Hunt Ltd, Flood Risk Assessment and SUDS Strategy prepared by Heyne Tillett Steel dated 15 May 2020 Rev 04, Structural Report prepared by Heyne Tillett Steel dated 15 May Rev 04, Geotechnical and Geo-environmental Desk Study Report prepared by A-square Studio (Ref: 1129-A2S-XX-XX-RP-Y-0001-02) Rev 02 dated 15 May 2020, Basement Impact Report prepared by A-squared Studio (Ref: 1129-A2S-XX-XX-RP-Y-0002-06) Rev 06 dated 02 September 2020; Ground Movement Assessment Report prepared by A-Squared Studio (Ref: 1129-A2S-XX-XX-RP-Y-0003-02) Rev 02 dated 14 August 2020; Noise Assessment Report prepared by Cahill Design Consultants Rev 1.1 dated 17 April 2020; Air Quality Impact Assessment prepared by Hilson Moran Issue 01 dated 18 May 2020, Wind Comfort Computational Fluid Dynamics (CFD) Study prepared by Ramboll dated 15 May 2020, Archaeological Desk Based Assessment prepared by L-P Archaeology (Ref: LP0915L-DBA-v2.7), Preliminary Ecological Appraisal prepared by The Ecology Consultancy Version 2.0 dated 8 January 2020, Arboricultural Report and Impact Assessment prepared by Crown Consultants dated 17 April 2020, Daylight and Sunlight (Light within Proposed Residential) prepared by Anstey Horne (Ref: RC/SB/ROL6071) dated 17 April 2020, Daylight and Sunlight (impact on neighbours) prepared by Anstey Horne (Ref: RC/JC/ROL6071), Statement of Community Involvement prepared by Quatro dated April 2020,

Energy and Sustainability Statement prepared by Atelier Ten, Rev 01 dated April 2020, Health Impact Assessment prepared by Gerald Eve dated April 2020, Affordable Housing Statement prepared by Gerald Eve dated May 2020, Financial Viability Statement prepared by Gerald Eve dated May 2020, Regeneration and Cultural Statement prepared by Gerald Eve and Beispiel dated May 2020, Employment and Training Strategy prepared by Globalgrange Hotels Ltd, Town Planning Statement prepared by Gerald Eve dated May 2020.

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 encourage swift commencement and 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:

Existing Drawings:

GSM-ORM-LB-00-DR-A-12100 Rev P02; GSM-ORM-LB-00-DR-A-12105 Rev P02; GSM-ORM-LB-00-DR-A-12800 P02; GSM-ORM-LB-01-DR-A-12101 Rev P02; GSM-ORM-LB-01-DR-A-12801 Rev 02; GSM-ORM-LB-02-DR-A-12102 Rev P02; GSM-ORM-LB-02-DR-A-12802 Rev P02; GSM-ORM-LB-03-DR-A-12103 Rev P02; GSM-ORM-LB-03-DR-A-12803 Rev P02; GSM-ORM-LB-04-DR-A-12104 Rev P02; GSM-ORM-LB-04-DR-A-12804 Rev P02; GSM-ORM-LB-05-DR-A-12805 Rev P02; GSM-ORM-LB-B1-DR-A-12149 Rev P02; GSM-ORM-LB-B1-DR-A-12849 Rev P02; GSM-ORM-LB-BM-DR-A-12139 Rev P02; GSM-ORM-LB-EA-DR-A-12502 Rev P02; GSM-ORM-LB-LG-DR-A-12148 Rev P02; GSM-ORM-LB-LG-DR-A-12848 Rev P02; GSM-ORM-LB-M01-DR-A-12131 Rev P02; GSM-ORM-LB-M01-DR-A-12831 Rev P02; GSM-ORM-LB-NO-DR-A-12501 Rev P02; GSM-ORM-LB-RF-DR-A-12106 Rev P02; GSM-ORM-LB-SO-DR-A-12503 Rev P02; GSM-ORM-LB-WE-DR-A-12500 Rev P02; GSM-ORM-LB-ZZ-DR-A-12301 Rev P02; GSM-ORM-LB-ZZ-DR-A-12302 Rev P02; GSM-ORM-LB-ZZ-DR-A-12303 Rev P02; GSM-ORM-LB-ZZ-DR-A-12304 Rev P02; GSM-ORM-LB-ZZ-DR-A-12305 Rev P02; GSM-ORM-LB-ZZ-DR-A-12510 Rev P02; GSM-ORM-LB-ZZ-DR-A-12511 Rev P02; GSM-ORM-LB-ZZ-DR-A-12512 Rev P02; GSM-ORM-LB-ZZ-DR-A-12708 Rev P02; GSM-ORM-LB-ZZ-DR-A-12760 Rev P02; GSM-ORM-LB-ZZ-DR-A-12761 Rev P02; GSM-ORM-LB-ZZ-DR-A-12771 Rev P02; GSM-ORM-LB-ZZ-DR-A-12791 Rev P02; GSM-ORM-ZZ-00-DR-A-12002 Rev P02; GSM-ORM-ZZ-00-DR-A-12100 Rev P02; GSM-ORM-ZZ-01-DR-A-12101 Rev P02; GSM-ORM-ZZ-02-DR-A-12102 Rev P02; GSM-ORM-ZZ-03-DR-A-12103 Rev P02; GSM-ORM-ZZ-04-DR-A-12104 Rev P02; GSM-ORM-ZZ-05-DR-A-12105 Rev P02; GSM-ORM-ZZ-06-DR-A-12106 Rev P02; GSM-ORM-ZZ-07-DR-A-12107 Rev P02; GSM-ORM-ZZ-08-DR-A-12108 Rev P02; GSM-ORM-ZZ-09-DR-A-12109 Rev P02; GSM-ORM-ZZ-10-DR-A-12110 Rev P02; GSM-ORM-ZZ-11-DR-A-12111 Rev P02;

GSM-ORM-ZZ-12-DR-A-12112 Rev P02; GSM-ORM-ZZ-13-DR-A-12113 Rev P02; GSM-ORM-ZZ-AA-DR-A-12300 Rev P02; GSM-ORM-ZZ-B1-DR-A-12149 Rev P02; GSM-ORM-ZZ-BB-DR-A-12301 Rev P02; GSM-ORM-ZZ-CC-DR-A-12302 Rev P02; GSM-ORM-ZZ-DD-DR-A-12303 Rev P02; GSM-ORM-ZZ-EA-DR-A-12501 Rev P02; GSM-ORM-ZZ-NO-DR-A-12500 Rev P02; GSM-ORM-ZZ-SO-DR-A-12502 Rev P02; GSM-ORM-ZZ-WE-DR-A-12503 Rev P02.

Demolition Drawings:

GSM-ORM-LB-00-DR-A-12150 Rev P02; GSM-ORM-LB-00-DR-A-12850 Rev P02; GSM-ORM-LB-01-DR-A-12151 Rev P02; GSM-ORM-LB-01-DR-A-12851 Rev P02; GSM-ORM-LB-02-DR-A-12152 Rev P02; GSM-ORM-LB-02-DR-A-12852 Rev P02; GSM-ORM-LB-03-DR-A-12153 Rev P02; GSM-ORM-LB-03-DR-A-12853 Rev P02; GSM-ORM-LB-04-DR-A-12154 Rev P02; GSM-ORM-LB-04-DR-A-12854 Rev P02; GSM-ORM-LB-05-DR-A-12155 Rev P02; GSM-ORM-LB-05-DR-A-12855 Rev P02; GSM-ORM-LB-B1-DR-A-12199 Rev P02; GSM-ORM-LB-B1-DR-A-12899 Rev P02; GSM-ORM-LB-BM-DR-A-12189 Rev P02; GSM-ORM-LB-EA-DR-A-12552 Rev P02; GSM-ORM-LB-LG-DR-A-12198 Rev P02; GSM-ORM-LB-LG-DR-A-12898 Rev P02; GSM-ORM-LB-M01-DR-A-12181 Rev P02; GSM-ORM-LB-NO-DR-A-12551 Rev P02; GSM-ORM-LB-RF-DR-A-12156 Rev P02; GSM-ORM-LB-SO-DR-A-12553 Rev P02; GSM-ORM-LB-WE-DR-A-12550 Rev P02; GSM-ORM-LB-ZZ-DR-A-12355 Rev P02; GSM-ORM-LB-ZZ-DR-A-12560 Rev P02; GSM-ORM-LB-ZZ-DR-A-12561 Rev P02; GSM-ORM-LB-ZZ-DR-A-12562 Rev P02; GSM-ORM-LB-ZZ-DR-A-12709 Rev P02; GSM-ORM-LB-ZZ-DR-A-12762 Rev P02; GSM-ORM-LB-ZZ-DR-A-12763 Rev P02; GSM-ORM-LB-ZZ-DR-A-12772 Rev P02; GSM-ORM-LB-ZZ-DR-A-12773 Rev P02; GSM-ORM-LB-ZZ-DR-A-12793 Rev P02; GSM-ORM-ZZ-00-DR-A-12150 Rev P02; GSM-ORM-ZZ-01-DR-A-12151 Rev P02; GSM-ORM-ZZ-02-DR-A-12152 Rev P02; GSM-ORM-ZZ-03-DR-A-12153 Rev P02; GSM-ORM-ZZ-04-DR-A-12154 Rev P02; GSM-ORM-ZZ-05-DR-A-12155 Rev P02; GSM-ORM-ZZ-06-DR-A-12156 Rev P02; GSM-ORM-ZZ-07-DR-A-12157 Rev P02; GSM-ORM-ZZ-08-DR-A-12158 Rev P02; GSM-ORM-ZZ-09-DR-A-12159 Rev P02; GSM-ORM-ZZ-10-DR-A-12160 Rev P02; GSM-ORM-ZZ-11-DR-A-12161 Rev P02; GSM-ORM-ZZ-12-DR-A-12162 Rev P02; GSM-ORM-ZZ-13-DR-A-12163 Rev P02; GSM-ORM-ZZ-B1-DR-A-12199 Rev P02.

Proposed Drawings:

GSM-ORM-LB-00-DR-A-12200 Rev P02; GSM-ORM-LB-00-DR-A-12700 Rev P02; GSM-ORM-LB-00-DR-A-12701 Rev P02; GSM-ORM-LB-00-DR-A-12702 Rev P02; GSM-ORM-LB-00-DR-A-12703 Rev P02; GSM-ORM-LB-00-DR-A-12704 Rev P02; GSM-ORM-LB-00-DR-A-12705 Rev P02; GSM-ORM-LB-00-DR-A-12706 Rev P02; GSM-ORM-LB-02-DR-A-12707_revP02; GSM-ORM-LB-00-DR-A-12900 Rev P02; GSM-ORM-LB-01-DR-A-12201 Rev P02; GSM-ORM-LB-01-DR-A-12901 Rev P02; GSM-ORM-LB-02-DR-A-12202 Rev P02; GSM-ORM-LB-02-DR-A-12902 Rev P02; GSM-ORM-LB-03-DR-A-12203 Rev P02; GSM-ORM-LB-03-DR-A-12903 Rev P02; GSM-ORM-LB-04-DR-A-12204 Rev P02; GSM-ORM-LB-04-DR-A-12723 Rev P01; GSM-ORM-LB-04-DR-A-12726 Rev P01; GSM-ORM-LB-04-DR-A-12904 Rev P02; GSM-ORM-LB-05-DR-A-12205 Rev P02; GSM-ORM-LB-05-DR-A-12721 Rev P01; GSM-ORM-LB-05-DR-A-12722 Rev P01; GSM-ORM-LB-05-DR-A-12724 Rev P01; GSM-ORM-LB-05-DR-A-12727 Rev P01; GSM-ORM-LB-05-DR-A-12905 Rev P02; GSM-ORM-LB-B1-DR-A-12249 Rev P02; GSM-ORM-LB-B1-DR-A-12712 Rev P02; GSM-ORM-LB-B1-DR-A-12713 Rev P02; GSM-ORM-LB-LG-DR-A-

12714_Rev P02; GSM-ORM-LB-B1-DR-A-12949 Rev P02; GSM-ORM-LB-BM-DR-A-12239 Rev P02; GSM-ORM-LB-BM-DR-A-12939 Rev P02; GSM-ORM-LB-EA-DR-A-12602 Rev P02; GSM-ORM-LB-LG-DR-A-12248 Rev P02; GSM-ORM-LB-LG-DR-A-12938 Rev P02; GSM-ORM-LB-NO-DR-A-12601 Rev P02; GSM-ORM-LB-RF-DR-A-12206 Rev P02; GSM-ORM-LB-SO-DR-A-12603 Rev P02; GSM-ORM-LB-WE-DR-A-12600 Rev P02; GSM-ORM-LB-ZZ-DR-A-12401 Rev P02; GSM-ORM-LB-ZZ-DR-A-12402 Rev P02; GSM-ORM-LB-ZZ-DR-A-12403 Rev P02; GSM-ORM-LB-ZZ-DR-A-12404 Rev P02; GSM-ORM-LB-ZZ-DR-A-12405 Rev P02; GSM-ORM-LB-ZZ-DR-A-12610 Rev P02; GSM-ORM-LB-ZZ-DR-A-12611 Rev P02; GSM-ORM-LB-ZZ-DR-A-12612 Rev P02; GSM-ORM-LB-ZZ-DR-A-12710 Rev P02; GSM-ORM-LB-ZZ-DR-A-12711 Rev P02; GSM-ORM-LB-ZZ-DR-A-12725 Rev P01; GSM-ORM-LB-ZZ-DR-A-12728 Rev P01; GSM-ORM-LB-ZZ-DR-A-12764 Rev P02; GSM-ORM-LB-ZZ-DR-A-12765 Rev P02; GSM-ORM-LB-ZZ-DR-A-12770 Rev P02; GSM-ORM-LB-ZZ-DR-A-12774 Rev P02; GSM-ORM-LB-ZZ-DR-A-12775 Rev P02; GSM-ORM-LB-ZZ-DR-A-12795 Rev P01; GSM-ORM-NB-EA-DR-A-12607 Rev P01; GSM-ORM-NB-EA-DR-A-12608 Rev P01; GSM-ORM-NB-EA-DR-A-12609 Rev P01; GSM-ORM-NB-EA-DR-A-12610 Rev P01; GSM-ORM-NB-EA-DR-A-12611 Rev P01; GSM-ORM-NB-EA-DR-A-12612 Rev P01; GSM-ORM-NB-EA-DR-A-12613 Rev P01; GSM-ORM-NB-NO-DR-A-12604 Rev P01; GSM-ORM-NB-NO-DR-A-12605 Rev P01; GSM-ORM-NB-NO-DR-A-12606 Rev P01; GSM-ORM-NB-NO-DR-A-12619 Rev P01; GSM-ORM-NB-SO-DR-A-12614 Rev P01; GSM-ORM-NB-SO-DR-A-12615 Rev P01; GSM-ORM-NB-SO-DR-A-12616 Rev P01; GSM-ORM-NB-SO-DR-A-12617 Rev P01; GSM-ORM-NB-SO-DR-A-12618 Rev P02; GSM-ORM-NB-SO-DR-A-12620 Rev P01; GSM-ORM-RB-00-DR-A-12200 Rev P04; GSM-ORM-RB-01-DR-A-12201 Rev P05; GSM-ORM-RB-02-DR-A-12202 Rev P04; GSM-ORM-RB-03-DR-A-12203 Rev P01; GSM-ORM-RB-04-DR-A-12204 Rev P03; GSM-ORM-RB-05-DR-A-12205 Rev P01; GSM-ORM-RB-06-DR-A-12206 Rev P01; GSM-ORM-RB-07-DR-A-12207 Rev P03; GSM-ORM-RB-08-DR-A-12208 Rev P04; GSM-ORM-RB-09-DR-A-12209 Rev P03; GSM-ORM-RB-AA-DR-A-12400 Rev P04; GSM-ORM-RB-B1-DR-A-12299 Rev P05; GSM-ORM-RB-BB-DR-A-12401 Rev P04; GSM-ORM-RB-EA-DR-A-12602 Rev P03; GSM-ORM-RB-NO-DR-A-12600 Rev P03; GSM-ORM-RB-SO-DR-A-12601 Rev P03; GSM-ORM-RB-WE-DR-A-12603 Rev P03; GSM-ORM-ZZ-00-DR-A-12200 Rev P03; GSM-ORM-ZZ-01-DR-A-12201 Rev P02; GSM-ORM-ZZ-02-DR-A-12202 Rev P02; GSM-ORM-ZZ-03-DR-A-12203 Rev P02; GSM-ORM-ZZ-04-DR-A-12204 Rev P02; GSM-ORM-ZZ-05-DR-A-12205 Rev P02; GSM-ORM-ZZ-06-DR-A-12206 Rev P02; GSM-ORM-ZZ-07-DR-A-12207 Rev P02; GSM-ORM-ZZ-08-DR-A-12208 Rev P02; GSM-ORM-ZZ-09-DR-A-12209 Rev P02; GSM-ORM-ZZ-10-DR-A-12210 Rev P02; GSM-ORM-ZZ-11-DR-A-12211 Rev P02; GSM-ORM-ZZ-12-DR-A-12212 Rev P02; GSM-ORM-ZZ-13-DR-A-12213 Rev P02; GSM-ORM-ZZ-14-DR-A-12214 Rev P02; GSM-ORM-ZZ-15-DR-A-12215 Rev P02; GSM-ORM-ZZ-AA-DR-A-12400 Rev P02; GSM-ORM-ZZ-B1-DR-A-12248 Rev P02; GSM-ORM-ZZ-B2-DR-A-12247 Rev P02; GSM-ORM-ZZ-B3-DR-A-12246 Rev P02; GSM-ORM-ZZ-BB-DR-A-12401 Rev P02; GSM-ORM-ZZ-CC-DR-A-12402 Rev P02; GSM-ORM-ZZ-DD-DR-A-12403 Rev P01; GSM-ORM-ZZ-EA-DR-A-12601 Rev P02; GSM-ORM-ZZ-MB1-DR-A-12249 Rev P02; GSM-ORM-ZZ-MB3-DR-A-12245 Rev P02; GSM-ORM-ZZ-SO-DR-A-12602 Rev P03; GSM-ORM-ZZ-WE-DR-A-12603 Rev P02; GSM-ORM-ZZ-WE-DR-A-12621 Rev P01; GSM-ORM-ZZ-NO-DR-A-12600_revP02.

Supporting Documents:

Design and Access Statement prepared by ORMS (Ref: GSM-ORM-XX-XX-RP-A-32001 Rev P02) dated 1 June 2020, DAS Update - Fisher Street Elevation prepared by ORMS (Ref: GSM-ORM-XX-XX-RP-A-32003 Rev P01) dated 25 August 2020; Built Heritage Statement prepared by RPS dated April 2020, Townscape and Visual Impact Assessment prepared by Peter Stewart Consultancy dated April 2020, Transport Assessment prepared by Arup dated 15 May 2020, Construction Management Plan prepared by Sheet Street / John F Hunt Ltd, Flood Risk Assessment and SUDS Strategy prepared by Heyne Tillett Steel dated 15 May 2020 Rev 04, Structural Report prepared by Heyne Tillett Steel dated 15 May Rev 04, Geotechnical and Geo-environmental Desk Study Report prepared by A-square Studio (Ref: 1129-A2S-XX-XX-RP-Y-0001-02) Rev 02 dated 15 May 2020, Basement Impact Report prepared by A-squared Studio (Ref: 1129-A2S-XX-XX-RP-Y-0002-06) Rev 06 dated 02 September 2020; Ground Movement Assessment Report prepared by A-Squared Studio (Ref: 1129-A2S-XX-XX-RP-Y-0003-02) Rev 02 dated 14 August 2020; Noise Assessment Report prepared by Cahill Design Consultants Rev 1.1 dated 17 April 2020; Air Quality Impact Assessment prepared by Hilson Moran Issue 01 dated 18 May 2020, Wind Comfort Computational Fluid Dynamics (CFD) Study prepared by Ramboll dated 15 May 2020, Archaeological Desk Based Assessment prepared by L-P Archaeology (Ref: LP0915L-DBA-v2.7), Preliminary Ecological Appraisal prepared by The Ecology Consultancy Version 2.0 dated 8 January 2020, Arboricultural Report and Impact Assessment prepared by Crown Consultants dated 17 April 2020, Daylight and Sunlight (Light within Proposed Residential) prepared by Anstey Horne (Ref: RC/SB/ROL6071) dated 17 April 2020, Daylight and Sunlight (impact on neighbours) prepared by Anstey Horne (Ref: RC/JC/ROL6071), Statement of Community Involvement prepared by Quatro dated April 2020, Energy and Sustainability Statement prepared by Atelier Ten, Rev 01 dated April 2020, Health Impact Assessment prepared by Gerald Eve dated April 2020, Affordable Housing Statement prepared by Gerald Eve dated May 2020, Financial Viability Statement prepared by Gerald Eve dated May 2020, Regeneration and Cultural Statement prepared by Gerald Eve and Beispiel dated May 2020, Employment and Training Strategy prepared by Globalgrange Hotels Ltd, Town Planning Statement prepared by Gerald Eve dated May 2020.

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

- 3 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 ground and first floors of the Theobald's Building shall not be used for any use other than for cultural/community purposes.

Reason: To ensure the provision of cultural/community purposes in perpetuity in accordance with policies C2 and C3 of the London Borough of Camden Local Plan 2017.

- 4 All of the access points into the site, shall remain open between 07:00 and 00:00 seven days a week.

Reason: To allow freedom of pedestrian movement and activity while insuring the safety and amenity of users of the site and the surrounding is protected in accordance with policies A1, A2, C5, C6, D1 and T1 of the Camden Local Plan 2017.

- 5 The three fully accessible apartments shown on the plan numbers hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3), with all other units being designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

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

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

- 7 No above ground new development (i.e. on new building or extension) shall commence on each building 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.

- 8 Prior to commencement of the above ground works of the building, or in the case of extensions/alterations to existing buildings prior to the commencement of the relevant part of the development, 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 1:20 of all windows and rooflights (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 1:20;
- 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), samples (to be provided on site or at the architects' office), and sample panels at a minimum of 1mx1m of those materials (to be provided on site).
- e) Details of all plant equipment and any necessary screening
- f) Typical elevation panel (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
- g) Details of relevant railings, doors and louvres
- h) 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.
- i) Detailed drawings (at scale 1:20) and material samples used for the reconstructed lecture theatre including seating, floor construction and materials, and paint colours.
- j) Details including sections at 1:20 of all external gates

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.

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 and conservations area in accordance with the requirements of policies D1, D2 and D3 of the Camden Local Plan 2017.

- 9 No lights, meter boxes, flues, vents or pipes, 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 and conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 10 Prior to the installation of any external lighting, 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, and whole life cost and energy use.

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

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.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with policies D1, D2 and A3 of the Camden Local Plan 2017.

- 11 No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits.
- C. 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: To protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate, in compliance with policy D2 of the London Borough of Camden Local Plan.

- 12 Prior to the occupation of the relevant part of the development hereby approved, 61 residential and 51 cultural/leisure, office, retail and hotel bicycle parking spaces shall be provided in accordance with plan nos. GSM ORM RB B1 DR A 12299 Rev P05, GSM ORM ZZ MB3DR A 12245 Rev P02, and GSM ORM ZZ B3 DR A 12246 RevP02, hereby approved. End of journey facilities

shall also be provided prior to first occupation of the development hereby approved.

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.

- 13 Prior to commencement of above ground works to the relevant building, 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 facilities as approved shall be provided prior to the first occupation of any of the new buildings and shall be permanently retained thereafter. This can be discharged on a building by building basis.

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.

- 14 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling shall 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 London Borough of Camden Local Plan 2017.

- 15 Prior to the first occupation of the development hereby approved, confirmation shall be provided that either:
- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
 - a housing and infrastructure 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 no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 16 Prior to commencement of above-ground development, full details of the sustainable drainage system, including at least 266.5 m³ blue roof storage and

72.5 m³ green-blue roof storage, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with at least a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run-off rates approved by the Local Planning Authority. If necessary, a revised drainage statement, SuDS pro-forma and supporting evidence should be included explaining:

The proposed SuDS or drainage measures including storage capacities
The proposed surface water discharge rates or volumes
Justification for the changes.

Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

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 CC2 and CC3 of the London Borough of Camden Local Plan.

- 17 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling, any other temporary or permanent installations and for site investigations, have been submitted to and approved in writing by the Local Planning Authority which:-

(i) Accommodate the location and of the Crossrail structures including temporary works,

(iii) Mitigate the effects on Crossrail, of ground movement arising from development

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied. This can be discharged on a building by building basis.

Reason: To safeguard the strategic infrastructure improvement project, Crossrail, in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017.

- 18 Prior to the commencement of development, a method statement shall be submitted to and approved in writing by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Reason: To safeguard the strategic infrastructure improvement project, Crossrail, in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017.

- 19 Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority (LPA) a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.

A site investigation scheme based on a revised preliminary risk assessment, which identifies all potential contaminants (including radon) and potentially unacceptable risks arising from contamination at the site. The investigation is to provide a detailed assessment of the risks to all receptors that may be affected, including those off site;

The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

A verification plan demonstrating the works set out in the remediation strategy have been undertaken.

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 LPA.

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

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

- 20 Prior to commencement of the relevant part of development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 21 Prior to use, plant 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 safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 22 Prior to the first occupation of the relevant parts of the development hereby permitted, full details of a scheme for extract ventilation, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 23 The design and structure of the Theobald's Building shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 24 Noise levels emitted from the use of the development shall be as follows:
Between 07:00 and 23:00 hours

1. The A-weighted equivalent continuous noise level (LAeq) emanating, as measured one metre from any facade of any noise sensitive premises over a 5 minute period when the screens and speakers are in use, shall not increase by more than 5dB as compared to the same measure, from the same position and over a comparable period with the screens and speakers not in use.

2. The unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the "fast" time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any five minute period with the development in use, should show no increase as compared to the same measure, from the same location(s) and over a comparable period with the development is not in use

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 25 Between midnight and 07:00 hours, no sound emanating from the operation of any entertainment shall be audible a metre from the facade of the nearest noise sensitive premises.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 26 No music from the roof terraces, hereby approved shall be audible from 1m outside of or on the balcony of the nearest noise sensitive facade.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 27 The use of the roof terrace at the thirteenth floor of the Red Lion Building shall not occur outside of the following times: 08.00 to 22:30 Monday-Saturday, and 09.00 to 22.00 on Sundays and Public Holidays, and no customers shall be permitted within this space outside of the approved hours of use.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from activities or people at or leaving the site in compliance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 28 None of the A1, A3 or A4 uses hereby permitted on the ground floor shall occur outside of the following times: 07:00 to 00:00 Monday to Saturday and 11:00 until 23:00 Sundays / Public Holidays and no customers shall be permitted within these premises outside of the approved hours of use.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from activities or people at or leaving the site in compliance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 29 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 30 Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant part of the development.

The submission shall 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) a maintenance plan for a minimum of 3 years
- h) irrigation
- i) sectional drawings of all planting areas
- j) details of wildlife planting consistent with recommendations set out in 4.14 to 4.17 of the Preliminary Ecological Assessment

A landscape management plan shall also be submitted to demonstrate that appropriate maintenance, cleaning and watering tasks have been accounted for as part of the overall package of facilities management.

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.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of policies D1, D2, A1 and A3 of the Camden Local Plan 2017.

- 31 Prior to commencement of the relevant part of the development, details of a package of biodiversity enhancements (an ecological enhancement strategy), shall be submitted to and approved in writing by the local planning authority. 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.

- 32 Prior to commencement of the relevant part of development, full details in respect of the biodiverse roof to include a mix of native species and additional habitat features such as deadwood and varying substrate depths 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 biodiverse roof, and a scheme of maintenance shall be submitted to and approved by the local planning authority prior to the installation of the biodiverse roof.

The relevant buildings shall not be implemented other than in accordance with the details as approved and the biodiverse 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.

- 33 Prior to commencement of the development other than demolition, site clearance, and preparation works, details of bird nesting features (boxes or bricks) suitable for house sparrow and/or swift and/or starling and/or black redstart for all buildings shall be submitted to and approved in writing by the Local Planning Authority. Features should be integrated into the fabric of the building, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.

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

- 34 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.

- 35 Prior to commencement of the relevant part of the works, 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 prior to first occupation, and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policies CC1 and CC2 of the Camden Local Plan 2017.

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

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;

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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (telephone: 020-7974 6941).
- 2 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.

- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (telephone: 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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/council-contacts/environment/contact-street-environment-services.en>.
- 6 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.
- 7 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.
- 8 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 wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 9 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.

- 10 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.
- 11 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.
- 12 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 (telephone: 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.

- 13 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 14 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, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 15 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 (Tel. No 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.
- 16 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 17 Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. Condition 11 is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 18 The developer is recommended to assess and mitigate the possible effects of noise and vibration arising from the operation of Crossrail (the future Elizabeth Line).
- 19 You must carry out any building work which can be heard at the boundary of the site only:

between 08.00 and 18.00 Monday to Friday;
between 08.00 and 13.00 on Saturday; and
not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours.
You must carry out basement excavation work only:
between 08.00 and 18.00 Monday to Friday; and

not at all on Saturdays, Sundays, bank holidays and public holidays.

All demolition and construction work are to be carried out under a Control of Pollution Act 1974, Section 61 consent.

- 20 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.
- 21 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 written over a faint circular stamp.

Daniel Pope
Director of Economy, Regeneration and Investment