

Application ref: 2020/2481/L  
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Date: 30 October 2020

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Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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: External refurbishment and restoration including window repair/replacement and installation of secondary glazing, façade stone repairs, repair and reinstatement of roof form, new lift overruns and installation of 2no. skylights. Internal refurbishment and repair of stair cores, demolition of existing lift shaft, refurbishment and amendments to doors and openings, installation of new mechanical ventilation and service routes, installation of new riser access, removal of modern partitions and installation of new partitions, refurbishment and waterproofing of vaults and other associated works. Works in association with conversion of the Lethaby Building into a hotel (Use Class C1), with flexible ground floor and basement uses (retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2), along with works to the wider site including 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, bin storage and other associated works. Works in association with conversion of the Lethaby Building into a hotel (Use Class C1), with flexible ground floor and basement uses (retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2), along with works to the wider site including 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, bin storage and other associated works.

Drawing numbers:

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.

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Existing features and fabric of the listed building shall be retained where possible, and all reinstatement and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials (specific species in the case of wood) and detailed execution in line with the original 20th Century design.

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

- 3 Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and photographic recording of the hidden historic features.

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

- 4 All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works hereby approved, unless agreed in writing with the Local Planning Authority. All affected fabric shall be made good to match adjacent finishes.

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

- 5 Prior to works of demolition or alteration, details of a program to secure interior features against loss or damage during building works (including potential theft during construction) shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be undertaken in accordance with approved details.

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

- 6 Prior to the commencement (excluding demolition and soft strip) of any relevant phase of works, details in respect of the following shall be submitted to and

approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun.

- a. Details of structural repairs or alterations, including relevant method statements;
- b. Details of all repairs and alterations to external windows, skylights, and associated ironmongery, including details of any proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;
- c. Details of proposed mechanical and electrical servicing, including vertical and lateral service routes, suspended ceilings, vents, flues, conduits and electrical points;
- d. Details of proposed alterations and new work within the lecture theatre, including surface finishes;
- e. Details of proposed extensions to the rear and roof, including junctions with existing historic fabric;
- f. Details of works to the main or secondary staircases to address balustrade height; and
- g. Details of all repairs and alterations to the domed roof including method statement

The relevant work shall be carried out in accordance with such approved details

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

7. Prior to commencement of the relevant part of the development hereby approved, a photographic and recording report which demonstrates the back stage facilities and machinery of the Cochrane Theatre shall be submitted to and approved in writing by the Local Planning Authority. Any salvaged machinery and fixtures which are salvaged shall be offered to the Association of British Theatre Technicians (ABTT) or other theatres for re-use. A demolition method statement shall also be submitted to and approved in writing by the Council to demonstrate measures taken to safeguard the listed building. The development shall be completed in compliance with the approved details unless otherwise agreed first in writing.

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 D2 of the Camden Local Plan 2017.

8. Prior to the removal of any internal features of the listed building, an appropriate programme of historic building recording and analysis (Level 4 archaeological recording of the site) must be secured and the demolition implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority, with the recorded details to be

deposited in the local Historical Environment Record (HER) and the National Monuments Record (NMR).

Reason: To ensure that an appropriate record is made of the historic building fabric that may be affected by the development in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

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

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.

#### 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 [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://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](mailto: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 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).
- 18 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.

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 in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment