

/ APPENDIX H
// WRITTEN SCHEME OF
INVESTIGATION

WRITTEN SCHEME OF INVESTIGATION – HISTORIC BUILDING RECORDING

The Lethaby Building, Former Central St Martins College of Art and
Design, Southampton Row, London WC1B 4AF

JCH00573
Written Scheme of
Investigation
i
10th March 2021

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1	Final	GB	VC	VC	10.03.21

Approval for issue

Veronica Cassin

VC

10 March 2021

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:

Prepared for:

RPS

Grange Global Hotels Ltd.

Gregory Barrett BA (Hons), MPhil (Cantab), FRSA
Built Heritage Consultant

20 Farringdon Street
London, EC4A 4AB

T +44 20 3691 0500
E gregory.barrett@rpsgroup.com

Contents

1	INTRODUCTION	1
2	PLANNING BACKGROUND	2
3	HISTORICAL BACKGROUND	3
4	AIMS OF THE INVESTIGATION	7
5	STRATEGY	8
6	METHODOLOGY	9
7	REPORT AND ARCHIVE PREPARATION	12
8	HEALTH AND SAFETY	13
9	GENERAL	14

1 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) sets out a methodology for the Historic Building Recording at the Lethaby Building, the former Central St Martins College of Art and Design, Southampton Row, London WC1B 4AF (National grid reference: TQ 3050081670, hereafter referred to as “the Site”. The Site is a Grade II* listed building (NHLE ref: 1378790). This WSI has been prepared on behalf of Grange Global Hotels Ltd.
- 1.2 The Site is located on the junction of Southampton Row and Theobalds Street, and forms a prominent corner building. The Lethaby Building forms part of a city block including comprised of a number of buildings with varying degrees of special interest. The former Central Saint Martin’s School, referred to as the Lethaby Building, is Grade II* listed and this western portion of the Site is located in Kingsway Conservation Area. The eastern portion of the Site is not designated and is excluded from any conservation area. It has been noted by Historic England that the eastern portion of the site has no historical or architectural interest and does not contribute to the significance of the former school. This WSI has been prepared to inform a Historic Building Recording that concerns the Grade II* listed building only.
- 1.3 The consented development on the Site involves 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.
- 1.4 It also involves 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 (LBC ref: 2020/2481/L)
- 1.5 In advance of redevelopment and refurbishing, a Historic Building Record will be carried out on the Grade II* listed building, as required by condition. This will be undertaken by the methodology discussed below which has been informed by relevant Historic England Guidance.
- 1.6 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

2 PLANNING BACKGROUND

- 2.1 The Local Planning Authority responsible for the Site is the London Borough of Camden. Built heritage advice to the council was provided by Historic England and Conservation and Design Officers for the Borough. Archaeological advice to the council is provided by Historic England and GLAAS.
- 2.2 The western portion of the Site is located in Kingsway Conservation Area. The eastern portion of the Site is not designated and is excluded from any conservation area.
- 2.3 The Site is partially within the Borough's designated Archaeology Priority Area. A comprehensive Desk-based Assessment was prepared for the main planning application and details related to excavation on the Site will be discharged under Condition 11 of the full planning decision 2020/2470/P.
- 2.4 The listed building consent application for the proposed development at the Site (ref: 2020/2481/L) was granted (subject to a Section 106 Legal Agreement) on the 8th June 2020. The following conditions are related to this Historic Building Recording:

Condition 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.

- 2.5 This WSI describes the methodology and standards to which the Historic Building Recording will be taken. This has been informed by current archaeological practice and local and national standards and guidelines. Notably these include:
- Historic England – *Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork* (HE 2015a)
 - Historic England (2016) - *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE, 2016)
 - Chartered Institute for Archaeologists – *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (CIfA 2014b)
 - Chartered Institute for Archaeologists – *Code of Conduct* (CIfA 2014c)

3 HISTORICAL BACKGROUND

- 3.1 The following has been taken from the Gazetteer prepared by RPS in 2018 in support of the planning and listed building consent applications.

Pre-Twentieth Century Developments near Southampton Row

- 3.2 Southampton Row, originally known as King Street date to the late seventeenth century when it formed an access road to the 4th Earl of Southampton's mansion on the Bloomsbury estate.
- 3.3 Rocque's 1746 large scale map of London illustrates the area as being characterised by the residences of city merchants and professionals. By the end of the eighteenth century, the area of the Site had become increasingly commercialised and crowded.
- 3.4 King Street was renamed Southampton Row in 1864, and between 1873 and 1888 the area between Southampton Row and Theobalds Road was redeveloped. A dramatic change in road layout was made at this time to cope with the effects of an expanding population and increased traffic.

Kingsway Tramway

- 3.5 Following a program of slum clearance across Holborn, the London County Council (LCC) established a tramway to connect the northern and southern sides of the Thames. In 1902 the 'cut and cover' subway from Theobald's Road to the embankment beneath Waterloo Bridge was constructed. The Kingsway Tramway Subway, the entrance of which is opposite the site of the Lethaby building, was built in 1905 as part of this program of public transport works. Public services opened in 1906 and operated until 5th July 1952. The subway was leased out as a storage facility from November 1957.
- 3.6 Kingsway Tramway Subway is statutorily listed at Grade II in recognition of its architectural and historic significance as part of London's early public transport network.

William Richard Lethaby

- 3.7 William Richard Lethaby (1857-1931) was born into a working-class family at Barnstaple in Devon. At fourteen he was apprenticed to Alexander Lauder, a Barnstaple architect. By the age of seventeen Lethaby was submitting his own drawings to the architectural press for which he won several awards that enabled him to travel widely.
- 3.8 Following his apprenticeship, Lethaby moved to London, expecting to work under William Butterfield, but instead came to the attention of Richard Norman Shaw. Lethaby worked for Shaw from 1879-1889 and participated in several notable projects, including Shaw's 1891 New Scotland Yard Building at Derby Gate.
- 3.9 Lethaby established his own architectural practice in 1889 and was based in Bloomsbury. Though the practice did not take on numerous commissions, they were often involved in projects of note such Melsetter House in the Orkneys.
- 3.10 By 1884 Lethaby had become deeply involved in the foundation of the Art Workers' Guild, an organisation that contributed significantly to the Arts and Crafts Movement which sought to protect

the skills and trades of artisans from the perceived threat of factory produced household products. The increasing mass production of textiles, ceramics, metalware and glass in the nineteenth century had made these products more affordable, though their quality and design were often poor.

- 3.11 During the last decade of the nineteenth century, Lethaby increasingly abandoned commercial architectural practice to focus on his role within the art education movement. Lethaby was one of the key patrons behind the establishment of the London County Council Central School of Arts and Crafts in 1896. The Arts and Crafts Movement was an important influence in the ethos that came to be developed at the School now known as and that survives into the present, for example by supporting practising artists and craftsmen through provision of part-time employment at the School.

Historical Development of the Central School of Arts & Crafts (CSAC)

- 3.12 The school was established by LCC on 2nd November 1896, originally renting premises from the Regent Street Polytechnic at Morley Hall, to provide specialist art teaching for workers in craft industries.
- 3.13 From 1903 student numbers expanded and a School of Book Production was established in 1905. As a result, the premises at Morley Hall could no longer accommodate the entire School. Similar circumstances led the separate London Day Training College, which operated out of premises on Southampton Street, to require an expanded, specialised space. Responding to this situation, the LCC acquired a large site north of the new Kingsway in 1905 to establish a large educational campus.
- 3.14 The intention was for two adjoining buildings, one for the Training College and the other for the Central School which would be connected on two floors. LCC envisaged this as an economical and practical decision to be architecturally realised by council architect, Mr. W. E. Riley, assisted by P. N. Gingham, R. M. Taylor, A. Halcrow Verstage and M. Dawson. The plans were based on Dr William Garnett's (Educational Adviser to the LCC) requirements. Dr Garnett had a good relationship with Lethaby, who was also consulted in developing the plans for the Central School.
- 3.15 Foundations for the Training College were laid August 1905 and the building was officially opened on 2nd November 1907. The Central School opened 21st September 1908, receiving 1200 evening class students, 250 day students, and 24 boys in technical day school.
- 3.16 The Training College operated during the day, and the Central School was most active in the evening. Therefore, a joint lecture theatre and catering department could satisfy the requirements of both student bodies. Studios, laboratories and examination halls were also intended to be shared from the outset, though by 1957, the Central School had come to occupy both buildings.
- 3.17 The layout of the School was as follows:
- Basement: Stonework, lead work and other heavy trades.
- Ground Floor: Administrative areas and common rooms.
- First floor: All the classes working in silver and gold, comprising drawing and design, modelling and casting, chasing and repousse and enamelling.

Second floor: Classes relative to the production of books, drawing and design, writing and illuminating, lithography, wood engraving and binding. Also a laboratory for chemically testing leathers and papers.

Third floor: Wood working classes, comprising drawing and design, pattern drawing, cabinet and inlay, upholstery and polishing.

Fourth floor: General drawing and modelling classes, life painting, embroidery, weaving and decorative plaster work.

Fifth floor: Glass cutting and painting workshops, with an additional classroom for drawing and design.

- 3.18 By 1920 the school had almost 1,800 students. In 1926-7 the student body comprised 1791 ordinary students, 31 University of London students, a Junior Day Technical School of Silversmithing and Book Production with 128 students, and art classes at Upper Hornsey Road with 96 students. In 1930, the school of Textiles and Costume was divided, and a course for Design of Light Industry was established in 1938.
- 3.19 From the late nineteenth century, St John's Church had occupied the corner of Drake Street and Fisher Street but was destroyed by bombing during the Second World War. The Lethaby building suffered some damage during the War, with the rooms to the east of 207 being demolished but otherwise remained intact.

Extensions to the School during the 1960's

- 3.20 During the 1960s, plans were made to remodel and extend the existing Central School of Arts and Crafts, and to build new premises for Holborn College of Law, Languages and Commerce. Use was made of the area behind the Lethaby building, which had previously been occupied by St John's Church.
- 3.21 In 1961, work began on a twelve-storey teaching block with adjoining theatre. The teaching block provided catering, administrative, classroom and studio space that was shared by both institutions. The existing Central School building was also remodelled. Administrative accommodation was introduced around the entrance hall and two enclosed bridges to connect the new building to the Lethaby building. Car parking was also provided at basement level and in the courtyard at ground level. New oil-fired boilers were also installed in the new block to serve all the buildings on the site.

Cochrane Theatre

- 3.22 Jeanetta Cochrane, the founder of the Theatre Design course, had lobbied the LCC for a theatre to provide students with a rounded experience of presenting performance and exhibition based art.
- 3.23 The Cochrane Theatre, a 380 seat theatre, was built in 1963 as part of the redevelopment, containing workshops, design studios and a scene painting gallery and accommodated the theatre department. The theatre opened in 1964, though by the time of its opening, Jeanetta Cochrane had passed away.
- 3.24 In 1991 an external company were granted use of the Cochrane Theatre, and financed its refurbishment, fusing the original 1908 building with the theatre extension and removing a balcony of 33 seats in favour of a new office and control room. The bar area was also enlarged.
- 3.25 Aside from occasional use as a television studio, the Cochrane Theatre has fallen into disuse.

Later History

- 3.26 In 1973 the Library and Department of Liberal Studies were rehoused in a bridge that connected the Southampton Row and Red Lion Square buildings. By 1974 the Weaving and Knitting sections of the Textile Department had moved to an annexe in Proctor Street. In January 1986 the school became a constituent college of the London Institute, and merged with St Martin's School of Art in 1989 to form Central Saint Martin's College of Art and Design.
- 3.27 When Central Saint Martin's moved to its new site at Kings Cross in 2011, the old site fell out of use as an educational institution, and is currently run by The Collective as a film location and production offices.

4 AIMS OF THE INVESTIGATION

4.1 The aims of the Historic Building Recording comprise the following:

- To promote an understanding and appreciation of the Lethaby Building;
- To secure an understanding of the Lethaby Building and its significance ahead of the consented alteration of the building;
- To understand the chronological development of the Lethaby Building;
- To provide a comprehensive account of the function, form, date and sequence of development of the building, including any significant features;
- To create a comprehensive written record of the building;
- To compile a substantial photographic record of the building;
- To collate an in-depth drawn record of the building; and
- To enable Officers at the London Borough of Camden to discharge Condition 8 of the Listed Building Consent.

5 STRATEGY

- 5.1 The programme of works for the Site involves undertaking a Level 4 Historic Building Recording of the Grade II* listed Lethaby Building. The Record will be compliant with current best archaeological practice and local and national standards and guidance. This includes:
- Historic England – Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork (HE 2015a)
 - Historic England (2016) - Understanding Historic Buildings: A Guide to Good Recording Practice (HE, 2016)
 - Chartered Institute for Archaeologists – Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives (CIfA 2014b)
 - Chartered Institute for Archaeologists – *Code of Conduct* (CIfA 2014c)
- 5.2 A unique Site code will be created as the site identifier, which will be used on all records. This will be requested from LAARC, Museum of London, and is to be confirmed.
- 5.3 The Level 4 Historic Building Recording will be undertaken by the Built Heritage Consultant with assistance from Graphics and research specialists. It will be drawn from the large collection of resources already compiled by RPS for previous work on the Site. It will be overseen by Veronica Cassin, Deputy Operational Director (Heritage) – RPS.
- 5.4 Access to the Site will be afforded to LBC's Conservation Officer and the Greater London Archaeological Advisory Service (GLAAS) Officer for monitoring visits. Remote updates on the work will also be provided upon request.

6 METHODOLOGY

- 6.1 The Historic Building Record will be made of the Grade II* listed Lethaby Building only. This will be undertaken in one phase, ahead of any demolition included as part of the consented development and related to Condition 8.
- 6.2 The Record will correspond to Level 4 of the guidelines published by Historic England within *Understanding Historic Buildings* (2016). The scope and methodology of this recording is based upon these guidelines.
- 6.3 A Level 4 Building Recording is described as a “comprehensive analytical record” by Historic England (para 5.4.1, HE, 2016). In addition to drawing upon evidence from the building itself, a Level 4 record will use a full range of other types of source to analyse the building and its significance. It will also include a more detailed range of drawings than other records.
- 6.4 RPS has gathered a substantial body of documentary information of the history of the Site since its involvement with the Lethaby Building in 2018. This includes archival information, measured survey drawings, and further analysis. The Historic Building Recording will be drawn from these sources. It will therefore involve mainly desk-top work, based on previous periods of fieldwork and assessment.
- 6.5 A Level 4 recording comprises 3 main areas. The below elements have been taken from Historic England Guidance (2016). Where relevant, these elements have been quoted directly from the Historic England requirements.

Drawn Record

- 6.6 A drawn record of the Site will be compiled from existing measured survey drawings used within the Planning and Listed Building Consent process, and will contain the following:
- Measured plans (to scale or fully dimensioned) as existing.
 - Measured drawings recording the form or location of other significant structural detail.
 - Measured cross-sections or long-sections to illustrate the vertical relationships within a building (for example floor and ceiling heights, the form of roof trusses).
 - Measured elevations, where these are necessary to an understanding of the building's design, development or function.
 - A site plan relating the building to other structures and to any related topographical and landscape features.
 - Copies of earlier drawings throwing light on the building's history.
 - Three-dimensional projections when these are of value in understanding the building.
 - Reconstruction drawings and phased drawings. In phased drawings successive phases of a building's development may be shown by colour. Whenever phased drawings are included in a record, they must be accompanied by the unmarked drawings on which they are based.

Photographic Record

6.7 A photographic record will be drawn from existing photographic studies of the building, including a gazetteer of the building prepared by RPS. As per Historic England Guidance, it will include:

- A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape.
- The overall appearance of the principal rooms and circulation areas
- Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use.
- Any machinery or other plant, or evidence for its former existence.
- Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building.
- Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

Written Record

6.8 A written record of the building will be prepared drawing upon previous research and assessment work, supplemented by additional information and description. It will contain:

Introductory Material

- The precise location of the building as an address and in the form of a National Grid reference.
- A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area).
- The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- A longer summary statement that would summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary.
- An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.

Main Report

- Point 9 of the Historic England Guidance on the drawn record states: "A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist."

This record will include an expansion on the above, drawing additionally on a range of primary documentary sources.

- An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- A summary of the findings of any specialist reports.
- A discussion of the building's past and present relationship to its setting.
- An assessment of the potential for further investigative or documentary work.
- A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials, status or historical associations.
- Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site.
- Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
- Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
- An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.
- Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both).

7 REPORT AND ARCHIVE PREPARATION

Reporting

- 7.1 The Level 4 Historic Building Record will be completed within 20 working days from instruction, subject to the availability and retrieval of third party data and Site access. The record will be presented in a fully illustrated A3 report, with appendices of measured drawings. The report will contain the information listed above in the methodology section.
- 7.2 Copies of the Historic Building Record will be issued to the Archaeological Advisor to the London Borough of Camden. A copy will also be issued to Conservation & Design Officers at the Borough responsible for the discharge of Condition 8. A copy of the report will eventually be uploaded to the Planning Portal to discharge Condition 8. Copies will also be issued to the LAARC and the Local Studies Library. This is with the understanding that the Record will eventually become public record.
- 7.3 An OASIS form will be initiated and this will be completed, an electronic copy of the report deposited with the Archaeological Data Service.

Archive Preparation

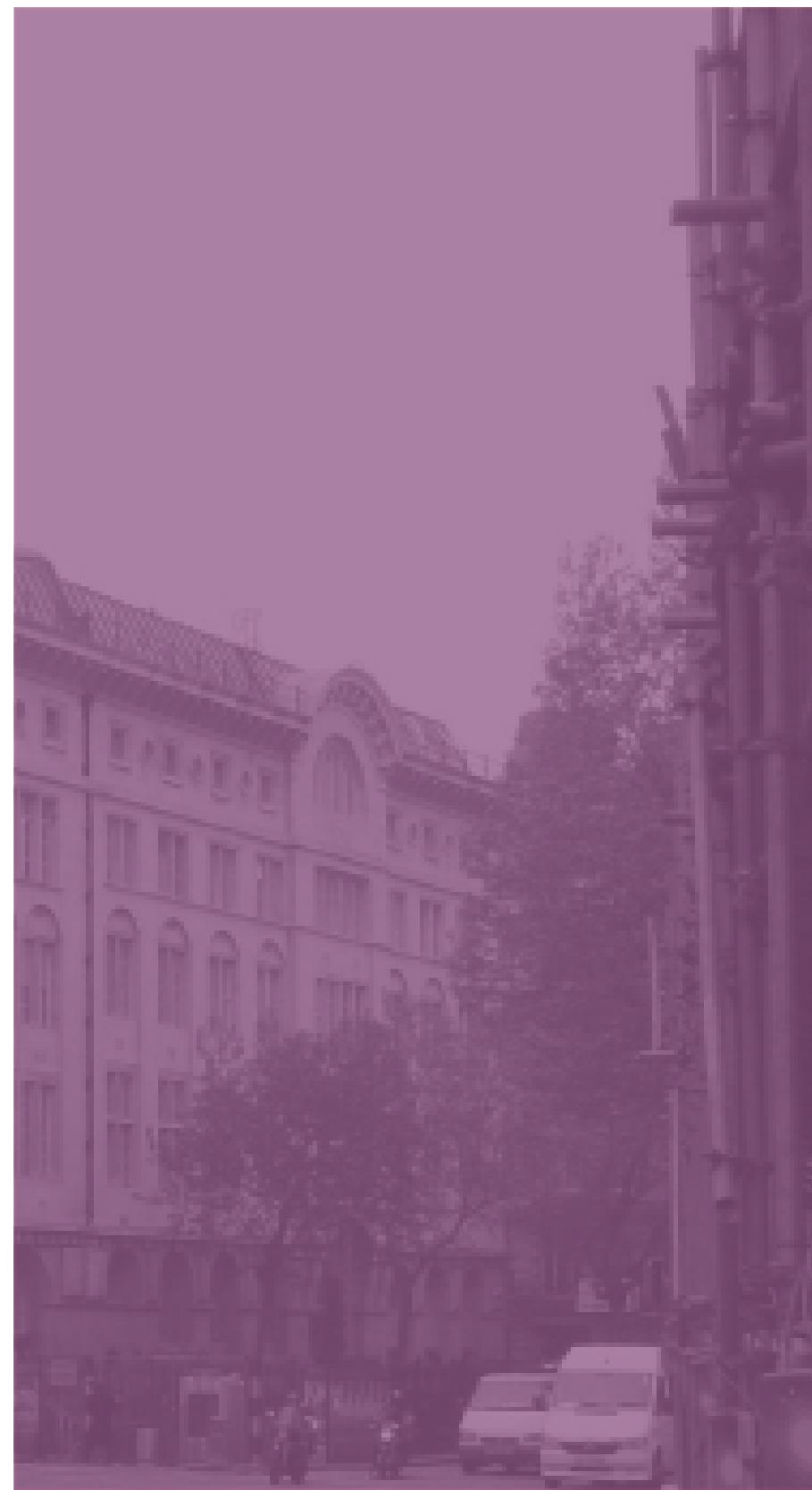
- 7.4 Following the completion of the Record and subsequent discharge of condition, the archive will be prepared in a format to be agreed with the LAARC.

8 HEALTH AND SAFETY

- 8.1 Health and Safety will be at the core of the preparation of the Historic Build Record. The majority of the information required to complete the record is already held on file by RPS. This means that the majority of the process will be desk-based.
- 8.2 Where any subsequent Site visits are required, these will be undertaken in accordance with Health and Safety Policy. Two Risk Assessment forms will be prepared for any Site visit that may be required.
- 8.3 Any Site visit will also be undertaken in accordance with internal RPS Health and Safety Policy and Safe Schemes of Work. Staff will therefore be required to wear appropriate PPE which is issued as necessary. Staff will also ensure that the relevant Covid-19 restrictions are followed.

9 GENERAL

- 9.1 The methodologies within this WSI will be followed in full where this is reasonably practicable. Any substantial variations to the proposed methodology within this WSI will be discussed and agreed with representatives from the Local Planning Authority ahead of implementation.
- 9.2 The scope of this WSI has been prepared to provide relevant information to discharge Condition 8. While RPS aims to foresee all site specific problems and make allowances where possible, there may be circumstances beyond the control of RPS that have not been included within this WSI.
- 9.3 Please note, we are currently following all government guidance related to the COVID-19 pandemic. At present we are only undertaking site visits where absolutely necessary and where it can be accommodated safely. We are also unable to access historic archives or records offices and will use all available media sources to inform our assessment. Any additional information that can be provided by the client or design team, such as photographs and documentary sources will also be utilised. If necessary, we will update our assessment when restrictions are lifted to incorporate the relevant available evidence.



**/ APPENDIX I
// LISTED BUILDING CONSENT
DECISION NOTICE**

Application ref: 2020/2481/L
Contact: Ben Farrant
Tel: 020 7974 6253
Email: Ben.Farrant@camden.gov.uk
Date: 30 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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 P02; 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. 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 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 'DP', is positioned in the top left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment

