

Application ref: 2020/5593/P  
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**Development Management**  
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Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Royal National Throat  
Nose And Ear Hospital Site  
330 Gray's Inn Road (and fronting Swinton Street and Wicklow Street)  
London  
WC1**

Proposal:

Redevelopment of the former Royal National Throat, Nose and Ear Hospital site, comprising: Retention of 330 Gray's Inn Road and a two storey extension above for use as hotel (5 above ground storeys in total), demolition of all other buildings, the erection of a part 13 part 9 storey building plus upper and lower ground floors (maximum height of 15 storeys) for use as a hotel (including a cafe and restaurant); covered courtyard; external terraces; erection of a 7 storey building plus upper and lower ground floors (maximum height of 9 storeys) for use as office together with terraces; erection of a 10 storey building plus upper and lower ground floors (maximum height of 12 storeys) for use as residential on Wicklow Street and office space at lower ground and basement floors; erection of a 5 storey building plus upper and lower ground floors (maximum height of 7 storeys) for use as residential on Swinton Street and associated residential amenity space; together with a gymnasium; new basement; rooftop and basement plant; servicing; cycle storage and facilities; refuse storage; landscaping and other ancillary and associated works.

Drawing Nos: Existing Drawings: 18116\_00\_(00)\_P010 Rev P01,  
(18116\_00\_(01)\_P099-105; P100M; P200-202 and P300-301 Rev P01.

Demolition Drawings: (18116\_00\_(12))P99-P105; P100M; P200-202 and P300-301

Rev P01.

Proposed Drawings: (18116\_00\_(00)\_)P098 Rev P01; P099-100 and 100M Rev P02; P101-107 Rev P01; P108-114 and 150 Rev P02; P200 Rev P01; P201 Rev P02; P202 Rev P02; P203 Rev P01; P204 Rev P02; P300 Rev P02; P302 Rev P01 and P150 Rev P02, (18116\_01\_(00)\_)100-114; 100M; P200-203; P300-301; P400-402 Rev P01, (18116\_02\_(00)\_)100-107 and 100M Rev P01; P108 Rev P02; P200-203 Rev P02; P300 Rev P02; P400-403 Rev P01, (18116\_03\_(00)\_)100-100M Rev P01; 101-103 Rev P02; 104-111 Rev P01, P200-201 Rev P02; P202-205 Rev P01, P300 Rev P01, P400 Rev P01; P401 P02 and 402-403 Rev P01, (L-01-)101; 111; 121 Rev P01.

Supporting Documents: Covering Letter dated 30/11/2020; Whole Lifecycle Assessment dated November 2020; Transport Assessment dated November 2020; Statement of Community Involvement; Fire Statement dated 17/03/21; Preliminary Geo-Environmental Risk Assessment (Desk Study) dated November 2020; Air Quality Assessment dated November 2020; Sustainability Statement dated November 2020; Environmental Noise Survey and Acoustic Design Statement Report dated 30/11/2020; Flood Risk Assessment and Drainage Strategy dated November 2020 and Addendum dated February 2021; Design and Access Statement Rev P01 dated 11/05/2021; Scheme Internal Daylight Report DR1 dated November 2020; Daylight and Sunlight Assessment DR2 dated November 2020; Basement Impact Assessment dated October 2020; An Archaeological Desk-Based Assessment dated November 2020; Affordable Housing Statement dated November 2020; Preliminary Arboricultural Impact Assessment and Arboricultural Method Statement dated 28/06/2019; Bat Survey Report dated 11/12/2019; Circular Economy Statement dated November 2020; Townscape, Heritage and Visual Impact and Built Heritage Assessment dated November 2020; Economic Benefit Statement dated May 2021; Energy Statement dated November 2020; Health Impact Assessment dated February 2021; Town Planning Statement dated 30/11/2020; Draft Construction Management Plan dated 09/11/2020; Public Realm Planning Report dated 30/11/2020; Urban Greening Factor and New Biodiversity dated 17/03/2021; Energy/Sustainability – Response to Comments 17/03/2021; AQC Response to Council Comments on Air Quality 03/03/2021; Financial Viability Assessment December 2020; Financial Viability Addendum Report following Review by BPS March 2021; Addendum and Update to July 2019 Demand and Feasibility Study 17/03/2021; Response to London Borough of Camden and TfL Stage 1 Comments 04/03/2021; Preliminary Ecological Appraisal Report 14/08/2019; Internal Daylight Within Proposed Development 14/05/2021; Technical Note Unit Mix Update 13/05/2021; Affordable Housing Mix and Tenure Changes 13/05/2021; Overheating Assessment 17/05/2021; Circular Economy Statement May 2021; Exhaust Dispersion Design Review 26/02/2021; Affordable Housing Statement Addendum May 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of five years from the date of this permission.

Reason: In order to enable appropriate commencement and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as

amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Drawings: 18116\_00\_(00)\_P010 Rev P01, (18116\_00\_(01)\_P099-105; P100M; P200-202 and P300-301 Rev P01.

Demolition Drawings: (18116\_00\_(12))P99-P105; P100M; P200-202 and P300-301 Rev P01.

Proposed Drawings: (18116\_00\_(00)\_P098 Rev P01; P099-100 and 100M Rev P02; P101-107 Rev P01; P108-114 and 150 Rev P02; P200 Rev P01; P201 Rev P02; P202 Rev P02; P203 Rev P01; P204 Rev P02; P300 Rev P02; P302 Rev P01 and P150 Rev P02, (18116\_01\_(00)\_100-114; 100M; P200-203; P300-301; P400-402 Rev P01, (18116\_02\_(00)\_100-107 and 100M Rev P01; P108 Rev P02; P200-203 Rev P02; P300 Rev P02; P400-403 Rev P01, (18116\_03\_(00)\_100-100M Rev P01; 101-103 Rev P02; 104-111 Rev P01, P200-201 Rev P02; P202-205 Rev P01, P300 Rev P01, P400 Rev P01; P401 P02 and 402-403 Rev P01, (L-01-)101; 111; 121 Rev P01.

Supporting Documents: Covering Letter dated 30/11/2020; Whole Lifecycle Assessment dated November 2020; Transport Assessment dated November 2020; Statement of Community Involvement; Fire Statement dated 17/03/21; Preliminary Geo-Environmental Risk Assessment (Desk Study) dated November 2020; Air Quality Assessment dated November 2020; Sustainability Statement dated November 2020; Environmental Noise Survey and Acoustic Design Statement Report dated 30/11/2020; Flood Risk Assessment and Drainage Strategy dated November 2020 and Addendum dated February 2021; Design and Access Statement Rev P01 dated 11/05/2021; Scheme Internal Daylight Report DR1 dated November 2020; Daylight and Sunlight Assessment DR2 dated November 2020; Basement Impact Assessment dated October 2020; An Archaeological Desk-Based Assessment dated November 2020; Affordable Housing Statement dated November 2020; Preliminary Arboricultural Impact Assessment and Arboricultural Method Statement dated 28/06/2019; Bat Survey Report dated 11/12/2019; Circular Economy Statement dated November 2020; Townscape, Heritage and Visual Impact and Built Heritage Assessment dated November 2020; Economic Benefit Statement dated May 2021; Energy Statement dated November 2020; Health Impact Assessment dated February 2021; Town Planning Statement dated 30/11/2020; Draft Construction Management Plan dated 09/11/2020; Public Realm Planning Report dated 30/11/2020; Urban Greening Factor and New Biodiversity dated 17/03/2021; Energy/Sustainability Response to Comments 17/03/2021; AQC Response to Council Comments on Air Quality 03/03/2021; Financial Viability Assessment December 2020; Financial Viability Addendum Report following Review by BPS March 2021; Addendum and Update to July 2019 Demand and Feasibility Study 17/03/2021; Response to London Borough of Camden and TfL Stage 1 Comments 04/03/2021; Preliminary Ecological Appraisal Report 14/08/2019; Internal Daylight Within Proposed Development 14/05/2021; Technical Note Unit Mix Update 13/05/2021; Affordable Housing Mix and Tenure Changes 13/05/2021; Overheating Assessment 17/05/2021; Circular Economy Statement May 2021; Exhaust Dispersion Design Review 26/02/2021; Affordable Housing Statement Addendum May 2021.

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

### 3 Fixed Mechanical Plant Noise

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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

### 4 Emergency Plant

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

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

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

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

### 5 Plant Mitigation

Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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

### 6 Internal Noise - Compliance

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

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with the requirements of policies D1,

A1 and A4 of the London Borough of Camden Local Plan 2017.

7 Noise Separation - Details

Prior to commencement of works to the superstructure, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings, namely e.g. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

8 Sound Insulation - Commercial Uses

Prior to commencement of works to the superstructure, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ceiling/walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value  $D_{nT,w}$  [and  $L'_{nT,w}$  is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the the criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/adjacent dwellings/noise sensitive premises is not adversely affected by noise in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

9 Sound Insulation - Hotel to Reduce Impacts from Water Rats

Prior to commencement of above ground works, details shall be submitted to and approved in writing by the Council, of a scheme for protecting the proposed hotel from both structure borne and airborne music noise from the Water Rats Public House. All works which form part of the scheme shall be completed before any part of the Hotel is occupied and remain in perpetuity.

Reason: To ensure that the amenity of occupiers of the hotel building are not adversely affected by noise and to protect the established venue of the Water Rats Public House, in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

10 Café/Restaurant Plant - Details

Prior to commencement of the use, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the

extract duct and vertical discharge outlet, in accordance with the 'Guidance on the assessment of odour for planning 2018 by the Institute of Air Quality Management. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

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

#### 11 External Artificial Lighting - Compliance

External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Notes Reduction of Obtrusive Light'. Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

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

#### 12 Thames Water - Waste water

No properties shall be occupied until confirmation has been provided that either: 1. Capacity exists off-site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

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

#### 13 Thames Water - Piling Method Statement

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground

sewerage utility infrastructure. Piling has the potential to significantly impact/cause failure of local underground sewerage utility infrastructure, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

#### 14 Thames Water - Network Infrastructure

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

Reason: The development may lead to no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

#### 15 Waste storage

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

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

#### 16 Air Source Heat Pumps (ASHP) Details

Prior to commencement of above ground works, design specification documents showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall be submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided.

The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable

energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan Policies.

#### 17 Detailed landscape plan

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

The submission to include details of:

- a) full details of all open spaces, terraces and routes
- b) any external CCTV and security monitors/fixtures
- c) courtyard planters including sections, materials and finishes and planting schedules
- d) final location details of all trees, with accompanying evidence that all locations have been investigated to ensure planting is viable and takes sufficient account of the proximity of local highway and underground infrastructure;
- e) permanent works, including samples of ground surface materials, to all areas of public open space including details of materials and finishes
- f) details of all boundary treatments to the site
- g) details of the planting species, soil type
- h) a maintenance plan for a minimum of 3 years
- i) irrigation
- j) sectional drawings of all planting areas
- k) level (step-free) access within the residential courtyard
- l) Wicklow Street courtyard frontage
- m) play equipment

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

Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

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

This condition can be discharged on a building/phase by building/phase basis as well as on the basis of any potential interim and final landscaping proposals.

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

#### 18 Cycle parking



Prior to first occupation of each part of the development, detailed plans of secure and covered bicycle parking, including of non-standard cycle parking, shall be provided in accordance with the details hereby approved. A total of 320 long stay cycle parking spaces and 32 short stay cycle parking spaces must be provided prior to the full occupation of the development, along with the end of journey facilities.

The facilities as implemented shall be permanently retained thereafter.

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

## 19 Details, Materials and Samples

Prior to commencement of above ground works on any building, or in the case of extensions to the existing 330 Gray's Inn Road building prior to the commencement of the approved extensions, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors, gates and canopies
  - aa) Notwithstanding the approved drawings, the route from Swinton Street should not be gated. Details including sections at 1:10 should be provided for the gates to the Gray's Inn Road route
- b) Plan, elevation and section drawings, of all ground floor facades at a scale of 1:10;
- c) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
- d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1mx1m of those materials (to be provided on site);
- e) Details of all plant equipment;
- f) Typical elevation (minimum 2m x 2m in size) including a glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing;
- g) Details of the reuse of the former 'New Patients Entrance' on Wicklow Street within the site;
- h) Detailed sections of typical walls at 1:20

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works for the relevant building. All other external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

This condition can be discharged on a building/phase by building/phase basis.

Reason: In order to safeguard the special architectural and historic interest of the proposed retained buildings and to safeguard the character and

appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

## 20 Retention Strategy

Prior to any demolition works, details of a strategy to retain commemorative items within the wider site, including stone plaques and the new patient entrance on Wicklow Street, along with details of reinstating such features within the site and details of measures to commemorate the buildings that are to be demolished, should be submitted to and approved in writing by the Local Planning Authority. The strategy should be implemented prior to first occupation of the site and be retained in perpetuity.

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.

## 21 Sound Insulation - Hotel to Reduce Impacts on UCL Ear Institute

Prior to commencement of above ground works, details shall be submitted to and approved in writing by the Council, of a scheme for protecting the adjacent UCL Ear Institute from both structure borne and airborne noise and vibration from the proposed hotel use. All works which form part of the scheme shall be completed before any part of the Hotel is occupied and remain in perpetuity.

Reason: To ensure that the continued operation of the UCL Ear Institute is not prejudiced by the operation of the proposed development, in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

## 22 Tree Planting

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

Such details shall include:

- a schedule detailing species, sizes and locations of trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014
- details of any proposed earthworks including grading, mounding and other changes in ground levels.
- a tree management plan including a scheme of maintenance and details of irrigation methods and measures

Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

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

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

23 Protection of trees

The demolition and construction of the development shall be carried out in accordance with the approved details, which demonstrate how trees would be retained on-site and on neighbouring sites during construction work. All works shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and the details of appropriate working processes in the vicinity of trees, and the approved auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies D1 and A3 of the Camden Local Plan 2017.

24 Nesting birds

No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist shall be engaged to assess any vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

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

25 External fixtures

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

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

26 Accessible Units

The fully accessible apartments shown on the plan numbers hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3). All other units must meet Building Regulations part M4 (2).

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

## 27 Balcony Screens/Privacy Measures

Prior to the occupation of the development, full details of screening, obscure glazing and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers (including screening of the office building elevation facing the residential development and the two residential buildings) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

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

## 28 Office Terrace Restrictions

Prior to the first use of the approved roof terraces on the office/employment use building, full details of a management plan shall be submitted to and approved in writing by the local planning authority. The terraces shall be used for employment uses (Class E (g)) only, with the terraces closest to residential occupiers expected to not be used outside the hours of 08:00 and 20:00 Monday-Friday. No music shall be played on the roof terraces in such a way as to be audible within any adjoining premises or on the adjoining highway. Full details of how each terrace would be managed and its hours and types of use must be submitted, with the management plan strictly followed by all occupiers in perpetuity.

Reason: In order to prevent unreasonable overlooking and disturbance of neighbouring premises in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

## 29 Hotel Terrace Restrictions

Prior to the first use of the approved roof terrace on the 9th floor of the hotel building, full details of a management plan shall be submitted to and approved in writing by the local planning authority. No music shall be played on the roof terrace in such a way as to be audible within any adjoining premises or on the adjoining highway. Full details of how the terrace would be managed and its hours and types of use must be submitted, with the management plan strictly followed by all occupiers in perpetuity. The roof terrace on the 7th floor shall be for maintenance purposes only.

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

### 30 Restaurant/Café Hours of Operation

The retail/restaurant (Class E ((a) and (b)) uses hereby permitted shall not be carried out outside the following times: 07:00hrs to 23:30hrs Monday to Thursday and 07:00hrs to 00:00hrs Friday and Saturday and 08:00hrs to 23:00hrs on Sundays and Bank Holidays. The commercial use of the Wicklow public courtyard should not be used outside of 08:00hrs to 22:00hrs 7 days a week.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC1 of the Camden Local Plan 2017.

### 31 Gym Hours of Operation

The gymnasium (Class E (d)) use hereby permitted shall not be carried out outside the following times: 06:00hrs to 23:30hrs Monday to Thursday and 06:00hrs to 00:00hrs Friday and Saturday and 08:00hrs to 23:00hrs on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC1 of the Camden Local Plan 2017.

### 32 Water Consumption

The development hereby approved shall achieve a maximum water use of 105litres/person/day (includes 5 litres for external use). The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2 (Adapting to climate change), CC3 of the London Borough of Camden Local Plan 2017.

### 33 Contamination

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

- a. A site investigation scheme based on the contaminated land assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
- b. The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- c. A verification plan providing details of the data that will be collected in order

to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying and requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11/now LCRM).

If additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the LPA.

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

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

#### 34 Small scale ground gas and vapour condition - Post Development:

Once the residential buildings are occupied, representative continuous radon gas monitoring should be undertaken for a minimum period of 3 months in the basement. The resulting verification report (VR) should be submitted to, and approved in writing by, the local planning authority. The condition will not be discharged until the approved Verification Report (VR) is submitted to, and approved in writing by, the local planning authority.

Reason: To ensure the risks to the future users of the site can be carried out safely without unacceptable risks in accordance with policies G1, D1, A1, A5 and DM1 of the London Borough of Camden Local Plan 2017.

#### 35 Whole of Life Carbon

Prior to the occupation of each building the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk), along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Reason: In order to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards in accordance with policies CC1 (Climate change mitigation) and CC2 (adapting

to climate change) of the London Borough of Camden Local Plan and Policy S1 2 (Minimising greenhouse gas emissions) of the London Plan.

### 36 Circular Economy

Prior to the occupation of any phase/building, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk), along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In order to ensure resource conservation, waste reduction, increased material re-use and recycling, and reductions in waste going for disposal in accordance with circular economy principles in accordance with policies CC2 (Adapting to climate change) and CC5 (waste) of the London Borough of Camden Local Plan and Policy S17 (Reducing waste and supporting the circular economy) of the London Plan.

### 37 Greywater Harvesting

Prior to commencement of development other than site clearance & preparation, a feasibility assessment for greywater recycling for the hotel should be submitted to the local planning authority and approved in writing. If considered feasible, details should be submitted to the local authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

### 38 Biodiversity Enhancements

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

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

The works shall be fully provided in accordance with the approved details prior

to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### 39 Green Roofs

Prior to commencement of above-ground development, full details in respect of the green roof and green wall in the areas indicated on the approved roof plan shall be submitted to and approved by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

This condition can be discharged on a building/phase by building/phase basis.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

#### 40 Photovoltaic panels

Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the local planning authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

This condition can be discharged on a building/phase by building/phase basis.

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

#### 41 SuDS: Construction in accordance with details

The sustainable drainage system as approved by way of the Flood Risk Assessment and Drainage Strategy November 2020 and Addendum February 2021 and associated drawings, shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a



building or in any utility plant susceptible to water and to achieve 2 l/s. The system shall include green roofs (942.9m<sup>2</sup>), rainwater harvesting (18m<sup>3</sup>) and an attenuation tank (627m<sup>3</sup> plus void ratio) as stated in the approved drawings and shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

#### 42 SuDS: Evidence of installation

Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

#### 43 Rainwater harvesting

Prior to commencement of development other than site clearance & preparation, details of rainwater recycling proposals including the use of an active rainwater harvesting system integrated as part of the main attenuation tank should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

#### 44 Bat survey

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

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

All mitigation measures as approved shall be implemented in full in accordance with the agreed time scales.

Reason: In order to protect wildlife habitats and biodiversity, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

#### 45 Bird and Bat Boxes

Prior to commencement of the superstructure of each building, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

#### 46 Air Quality Monitoring

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

- a) Prior to installing monitors, full details of at least four air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
- b) Prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

This condition can be discharged on a building/phase by building/phase basis.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

#### 47 Construction machinery

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

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

#### 48 Lighting strategy

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

The details shall include the following:

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

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

This condition can be discharged on a building/phase by building/phase basis.

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

#### 49 Diesel or Oil Back-up Generators

Prior to commencement of above ground works, details of the proposed Emergency Diesel/oil Generator Plant, and associated abatement technologies including make, model and emission details including justification for size and details of consideration of alternative technologies shall have been submitted to and approved by the Local Planning Authority in writing. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter on an annual basis to verify compliance with regulations made by the Secretary of State.

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

50 Additional Air Quality Mitigation - Swinton Street Residential Building

Prior to commencement of any above ground works on the Swinton Street residential building, a revised air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed residential development on Swinton Street shall be submitted to and approved by the Local Planning Authority. The assessment shall assess the current baseline situation in the vicinity of the proposed development. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations. If required a scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development. This shall include mitigation including non-openable windows for any residential areas where the air quality is more than 5% over the WHO Standard, Particulate Matter filtration, and a requirement on the RP to advise all residents about air quality issues where housing is in a location which has poor air quality.

The approved mitigation scheme shall be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

51 Archaeology

No demolition shall take place until a written scheme of historic building investigation (WSI), with an appropriate programme of historic building recording and analysis (Level 4 archaeological recording of the site), has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

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 protect remains of archaeological importance by ensuring

acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate, in compliance with policy D2 of the London Borough of Camden Local Plan.

## 52 Network Rail - Tunnels

Prior to the commencement of any development works within 15m (measured horizontally, from the outside face of the tunnel extrados), details shall be submitted to the local planning authority (and in consultation with Network Rail's Engineer) demonstrating that the proposals would have no detrimental effect upon the tunnel. The details must include:

- The type and method of construction of foundations
- Any increase/decrease of loading on the tunnel both temporary and permanent.

Any proposal must not interfere with Network Rail's operational railway and not jeopardise the structural integrity of the tunnel. The above details should be submitted to the Council and only approved in conjunction with Network Rail.

The developer is to submit a monitoring regime with the Impact Assessment for Network Rail's acceptance, identifying the frequency and duration of monitoring to record any movement/deformation of the tunnel structure.

An Action Plan also needs to be developed, identifying what needs to be done if/when movement levels exceed pre-defined trigger values agreed with Network Rail.

Reason: To protect Network Rail's assets and infrastructure, in accordance with policies A1 and T1 of the London Borough of Camden Local Plan.

## 53 Network Rail - Method Statements

Prior to the commencement of any development works within 15m (measured horizontally, from the outside face of the tunnel extrados), method statements (including full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence) must be submitted to the local planning authority (in consultation with Network Rail's Asset Protection Project Manager) for approval prior to works commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan.

All excavations/earthworks carried out in the vicinity of Network Rail property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in the method statement.

Reason: To protect Network Rail's assets and infrastructure, in accordance with policies A1 and T1 of the London Borough of Camden Local Plan.

## 54 External Amenity Space Details for Swinton Street Flats

Notwithstanding the approved drawings, full details of the private external amenity space for the Swinton Street flats - A\_00\_01; A\_00\_02; A\_00\_03; A\_00\_04; A\_00\_05; A\_00\_06 and A\_00\_07 – shall be submitted to and approved by the local planning authority prior to above ground works of that block. The flats must meet or exceed the London Plan requirements (a minimum of 5m<sup>2</sup> of private outdoor space to be provided for 1-2 person dwellings with an extra 1m<sup>2</sup> should be provided for each additional occupant) in size. The approved details must be provided prior to occupation of the development and remain in perpetuity.

Reason: To ensure that the amenity of occupiers of the development site in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

## 55 Mechanical Ventilation

Prior to commencement of the superstructure, full details of the mechanical ventilation system including air inlet locations and a scheme of maintenance shall be submitted to and approved by the local planning authority in writing.

Air inlet locations should be located away from busy roads and any other emission sources and as close to roof level as possible, to protect internal air quality.

All such measures shall be put in place prior to first occupation of the development and shall thereafter be maintained in accordance with the approved details.

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

### Informative(s):

- 1 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 2 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at

<https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 3 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 5 This 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, 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.
- 6 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 7 Your proposals may be subject to control under the Party Wall etc 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.
- 8 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.

- 9 This letter in no way prejudices the rights of the owner(s) of the tree(s) in question, to whom a copy of this letter has been sent, whose consent should be obtained prior to the implementation of any works.
- 10 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, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 11 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 12 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 13 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 14 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 15 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by



the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 16 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 17 The preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).
- 18 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>.
- 19 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.
- 20 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.
- 21 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of

the Water Industry Act 1991. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

- 22 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.
- 23 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.
- 24 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.
- 25 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.
- 26 Due to the age of the buildings to be demolished, an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by and appropriate mitigation scheme to control risks to future occupiers would need to be undertaken. The scheme should be written by a suitably qualified person before commencement. The scheme should demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation should be independently verified prior to occupation.
- 27 You are reminded that the short-term accommodation hereby consented (the hotel Use Class C1) cannot be used for longer than a 90 days by a visitor at any one time. Any breach of this would not comply with the planning consent and would become a planning enforcement matter.

28 The communal external residential space and play space must be available to all tenures within the new development, with no segregation between the various blocks or types of tenants. This will be ensured as part of the landscaping details that are to be discharged.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer