

PROJECT ORIEL

TEMPORARY SITE ACCESS POINTS

HERITAGE STATEMENT

OCTOBER 2022



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1.0 INTRODUCTION

- 1.1 Montagu Evans LLP have been instructed by Bouygues UK (also referred to within this report as the 'client' and 'BYUK') to prepare this Heritage Statement in support of an application for full planning permission for the partial demolition to areas of a north-eastern boundary wall on Granary Street, so to facilitate the installation of two new temporary vehicular access points and the upgrading/ widening of an existing access point into the St. Pancras hospital site, forming part of the enabling works for the Moorfields Eye Hospital development, at St. Pancras Hospital, 4 St. Pancras Way, London, NW1 OPE (also referred to as the 'Site').
- 1.2 The Site is located within the London Borough of Camden ('LBC') and is situated within the Kings Cross St. Pancras Conservation Area.
- 1.3 In August 2022, planning permission was granted for the partial redevelopment of the St. Pancras Hospital site, also known as 'Project Oriel' (ref. 2020/4825/P). The proposals included demolition of seven existing buildings across the site, and the construction of a part seven-storey, part ten-storey purpose built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfield Eye Charity.
- 1.4 As part of the enabling works for the new Moorfields Eye Hospital, the footprint of the new Hospital building (known as 'Oriel') requires the relocation and reprovision of the patient drop off area for the North Wing, as well as the widening of the existing vehicular access for material deliveries and waste collection. Following consultation and the undertaking of an options study/appraisal (please see separate report prepared by 'Bouygues UK' submitted as part of this application), it has been identified that the owing to the proximity of basement excavations associated with the construction of Moorfields Eye Hospital, no new vehicular access can be introduced on the northern side of the wider complex, or indeed elsewhere across the wider hospital site, owing to various other constraints including existing and continued uses.
- 1.5 It is therefore proposed to temporarily dismantle two areas of the north-eastern boundary wall to the existing site, so to enable a new patient drop-off zone along Granary Street. Furthermore, an existing access point to the hospital site is proposed to be widened, so to allow for larger delivery and service vehicular access. This includes the temporary dismantling of a small area of brickwork on its northern edge.
- 1.6 It is understood that the landowner (Camden and Islington Trust), and their developer partner, King's Cross Central Limited Partnership ('KCCLIP') are in the process of bringing forward redevelopment proposals for the remaining 3 acres of the St. Pancras Hospital site with the intention of submitting a full-planning application in the short-medium term. It is envisaged that the KCCLIP development will seek permanent removal of the perimeter wall in this location. However, in the event that the KCCLIP development does not come forward or no longer seeks to remove the wall, once the construction of Moorfields Eye Hospital is complete and/or the North Wing has been decanted to its new premises, the perimeter wall subject to this application will be reinstated with set aside bricks being reused so to reconstruct the boundary wall, where demolished.
- 1.7 As outlined above, the Site is located within the Kings Cross St. Pancras Conservation Area. It forms part of the wider St. Pancras Hospital complex, which currently comprises a collection of buildings of the former St. Pancras Workhouse of the late-19th century. The complex is surrounded by a boundary wall of various phases and indeed, quality, with the section of wall included within the Site boundary likely to date from the 19th century. It is noted that the northern section of wall, fronting onto Granary Street, is identified within the Kings Cross St. Pancras Conservation Area Appraisal as an element of streetscape that makes a positive contribution to the area. It is understood this part of the wall dates from the first phase of the St. Pancras Workhouse site of the early-19th century.
- 1.8 The purpose of this Heritage Statement is to identify and assess the significance of the heritage assets which have the potential to be affected by the proposals, in line with Paragraph 194 of the NPPF (2021). The assessment is provided to assist in the determination of the planning application by decision makers and has been undertaken in accordance with statute and the relevant policy and guidance context at both a national and local level.

Structure of this Report

- 1.9 In response to statute and policy requirements, set out in more detail in **Section 2** of this report, **Section 3** includes an assessment of significance for the identified heritage assets potentially affected by the Proposed Development, including

a brief description of the historic development of the area/ Site. **Section 4** includes an assessment of the application proposals on the significance of the identified heritage assets, based on statute and planning policy and associated guidance.

2.0 LEGISLATION AND PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory provisions for conservation areas at Section 72(1).

2.2 Section 72 (1) states:

In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning and Compulsory Purchase Act 2004

2.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the Development Plan applicable to the site for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise. Relevant documents of the statutory development plan identified for this assessment are as follows:

- The London Plan (2021);
- Camden Local Plan (2017); including
 - Camden Policies Map (2021).

2.4 **Policy HC1 (Heritage conservation and growth)** of the London Plan (2021) requires development affecting heritage assets, and their settings, to conserve their significance, by being sympathetic to the asset's significance and appreciation within their surroundings.

2.5 **Policy D2 (Heritage)** of Camden's Local Plan (2017) states that the Council will preserve and, where possible, enhance the borough's rich and diverse heritage assets and their settings, including conservation areas. The Council will not permit the loss of or substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Furthermore, the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset, unless the public benefits of the proposal convincingly outweigh that harm.

2.6 In specific relation to conservation areas, **Policy D2** states that the Council will take account of conservation area statements, and management strategies when assessing applications which fall within a conservation area. In doing so, the Council will require development to preserve, or where possible, enhance the character and appearance of a conservation area.

National Planning Policy Framework (2021)

2.7 At the national level, policies are set out in the National Planning Policy Framework 2021 (NPPF).

2.8 Chapter 16 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment. In determining planning applications, Paragraph 194 specifies that:

"Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

2.9 Paragraph 197 of the NPPF states that in determining applications, local planning authorities should take account:

- a. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. *the desirability of new development making a positive contribution to local character and distinctiveness.*

2.10 The Policy approach to harm is set out in paragraphs 199 to 202. Paragraph 199 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.11 Paragraph 202 indicates that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.*

2.12 The considerable importance and weight are consistent with the provisions set out under Section 72(1) of the 1990 Act.

Other Material Considerations

2.13 In addition to legislation and adopted national and local policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

- National Planning Practice Guidance (online);
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);
- Statements of Heritage Significance: Historic England Advice Note 12;
- Conserving and Enhancing the Historic Environment (2018); and
- London Borough of Camden Supplementary Planning Guidance: Design (2021).

3.0 ASSESSMENT OF SIGNIFICANCE

- 3.1 The significance of a heritage asset is defined in Annex 2: Glossary of the NPPF (2021). It states:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

- 3.2 The setting of a heritage asset is defined within the NPPF (2021) as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 3.3 Paragraph 194 of the NPPF (2021) requires an applicant to describe the significance of any heritage assets likely to be affected by development proposals, including any contribution made by their setting. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact on their significance.
- 3.4 The following significance assessment provides an overview of the identified heritage assets set out in **Section 1.0** of this report, namely the Kings Cross St. Pancras Conservation Area and boundary wall, identified as a positive contributor to the character and appearance of the conservation area. The level of detail provided within the assessments are proportionate to the significance of the identified heritage assets and the likely impact of the Proposed Development on that significance (in accordance with Paragraph 194 of the NPPF 2021).
- 3.5 The following assessments of significance draw on relevant Historic England Guidance, as outlined in **Section 2.0**. This includes GPA 2 – Managing Significance in Decision-Taking in Historic Environment (2015), GPA 3 – The Setting of Heritage Assets (2017) and Advice Note 12: Statements of Heritage Significance (2019).

Conservation Areas

Kings Cross St. Pancras Conservation Area

Summary of Historic Development

- 3.6 Development within the Kings Cross area followed the development of both hamlets of St. Pancras and Battle Bridge. Development in the hamlet of St. Pancras began within the vicinity of St. Pancras Old Church, which was reconstructed in the 12th century. A small settlement formed surrounding the church, owing to its importance to the early Christian community, standing as one of the earliest sites of Christian worship in the country. At the hamlet of Battle Bridge, development stemmed from the presence of a medieval settlement, which crossed the River Fleet. This area was dominated by, and was a product of, its topography. Until the mid-18th century, both small settlements were chiefly characterised by their ruralness, surrounded by fields and farmland, on the fringes of the densely populated City in the west.
- 3.7 Following the construction of the New Road (later to be known as Euston Road) in 1756, urban development quickly followed, owing to the increased connections to both central London and the wider north London area. Characterised by its busy thoroughfare of carts, wagons and pedestrians, residential properties were constructed with their gardens facing the road, whilst other developments including the Smallpox Hospital (now the site of Kings Cross Station), the Fever Hospital and Royal Veterinary Hospital were all constructed by the turn of the 19th century. Workhouses were introduced to the area by 1809, including at the present-day St. Pancras Hospital Site (the future Moorfields Hospital site).
- 3.8 In the mid-19th century, the area was connected by a network of canals for the transportation of goods, the most famous being the Regents Canal which opened in 1820. During the early-mid-19th century, residential development intensified,

with swathes of the area comprising 'standardised Georgian, "third class" housing, consisting of three storeys plus basement level.

- 3.9 The mid-late-19th century saw the coming of the railways to the area following the industrial revolution, which brought about much change. Railways replaced the once popular canal network to transport goods to and from London. This consequently led to industrial Goods yards being built across areas of open land to the north of the Regent's Canal. With the coming of the railway to the area saw the construction of Lewis Cubitt's Kings Cross Station, completed in 1854. Soon after came the laying of the Metropolitan Railway, forming the first underground railway system in the world, constructed using a 'cut and cover' method, which led to the demolition and redevelopment of several buildings along its route, including the narrow 'Lighthouse' tower building, with its curved elevation still addressing Kings Cross Station today. After the completion of Kings Cross Station, construction began on the development of St. Pancras Station, beginning in 1864 and completed in 1868, with the Midland Grand Hotel, designed by Sir George Gilbert Scott, completed by the Midland Railway in 1876. New railways, stations and hotels brought with it opportunity for business, with New Road (the presented-day Euston Road) becoming more commercial, with new buildings and shops replacing larger front gardens which previously fronted the road.
- 3.10 During the Second World War, the Kings Cross St. Pancras area experienced extensive damage during the Blitz on London, with the most extensive damage being experienced in the streets surrounding St. Pancras Gardens and to the south of Euston Road. Infill development ensued, replacing bomb damaged properties during the mid-20th century, including Cecil Rhodes House and Chenies Place, along with a host of new flats to accommodate the growing need.
- 3.11 In the late-20th century, the laying of the Channel Tunnel and Eurostar has led to much change around the Kings Cross and St. Pancras area. This has included the regeneration of the area around both Kings Cross and St. Pancras over the past 20 years, transforming an area once characterised by industry into a high-density mixed-use area.

Summary of Character and Appearance

- 3.12 The character of the Kings Cross St. Pancras Conservation Area is subdivided in the Kings Cross St. Pancras Conservation Area Statement into four different sub-character areas. These include:
- Sub-Character Area 1: St. Pancras Gardens
 - Sub-Character Area 2: King's Cross/ St. Pancras
 - Sub-Character Area 3: Euston Road
 - Sub-Character Area 4: Gray's Inn Road
- 3.13 The Site is located within Sub-Character Area 1: St. Pancras Gardens, which we provide a summary of below.
- 3.14 Sub-Character Area 1 covers an area to the north of the conservation area, centred upon St. Pancras Gardens and is comprised of a range of residential and institutional uses, including hospital and educational buildings. The Gardens, to the centre of the conservation area were laid out in 1891 and incorporate the former burial grounds that adjoined St. Pancras Old Church. They are set out around a radial network of pathways and contain various tombs and graves, set amongst mature trees. The Gardens are bound by decorative iron railings, whilst St. Pancras Old Church is set within its own grounds within the gardens.
- 3.15 To the north-west of St. Pancras Gardens is the former St. Pancras Workhouse, known today as St. Pancras Hospital. It includes the Site with the wider area comprising a collection of buildings associated with the former Workhouse and infirmary, with building dates ranging from circa. 1880 to the mid-20th century. Historic buildings dating from the late-19th/early-20th century are predominantly constructed from stock brick with red brick banding and detailing, whilst later buildings, including 1950s blocks respect the scale on the site, though are generally undistinguished, constructed of brown brick, with concrete render.
- 3.16 The northern portion of the St. Pancras Hospital site is subject to extensive redevelopment, including the partial redevelopment of the Site to make way for a new purpose built eyecare and medical research centre, and education centre for Moorfields Eye Hospital. This includes the demolition of several buildings across the Site, which will greatly alter the character of this part of the conservation area.

Boundary Wall to St. Pancras Hospital

Summary of Significance

- 3.17 The boundary wall running along the northern side of the hospital site and to the south of Granary Street, holds a degree of historic interest, for its association with the 19th century development of the St. Pancras Workhouse.
- 3.18 Constructed mainly from yellow stock brick, the wall is utilitarian in its design, with a rendered plinth and curved capping bricks running along its entire length. It is a typical, and relatively simple 19th century boundary wall, set mainly in English Bond and makes a limited contribution to the character of the wider St. Pancras Hospital site and wider Kings Cross St. Pancras Conservation Area, chiefly owing to its age.

4.0 ASSESSMENT OF THE PROPOSED DEVELOPMENT

Proposed Development

- 4.1 Planning permission was granted in August 2022 for the partial redevelopment of the St. Pancras Hospital site, including the demolition of seven existing buildings across the site so to facilitate the construction of a part-seven, part-seven storey purpose built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfield Eye Charity.
- 4.2 As part of the enabling works for the new 'Moorfields Eye Hospital', the existing patient drop-off access points and service/delivery vehicle access points are required to be relocated to facilitate construction works and the ongoing management/usability of the existing hospital site. It has been identified through an extensive options study that the most suitable location for the new access points is on the eastern boundary of the Site, along Granary Street.
- 4.3 To enable patients to safely attend their hospital appointments, it is proposed to temporarily dismantle two areas of the north-eastern boundary wall to the existing site, to create a new patient drop-off zone. Furthermore, to maintain access to the site for deliveries and maintenance vehicles, the existing access point off Granary Street is proposed to be widened, including the partial demolition of a small section of existing boundary wall. It is proposed to set aside removed brickwork for later re-use.
- 4.4 The creation of a new drop-off zone and service access point are temporary measures during the construction stage of the Moorfields Eye Hospital. Upon completion of the new hospital building, set aside bricks are proposed to be reused and reinstated, to reconstruct and make good the boundary wall where demolished.
- 4.5 Whilst it is our client's intention to reconstruct all parts of the boundary wall, as illustrated in Parameter Plan 1 submitted as part of the Oriel (Moorfields Eye Hospital) development (ref. 1906_P_0001), it is understood that as part of the wider redevelopment of the Moorfields site, KCCLP propose to demolish this section of the wall so to improve public realm and pedestrian routes through the hospital site to the Regents Canal. If, however, the KCCLP development does not come forward, the wall will be reconstructed. To be clear, the wider KCCLP works do not form part of this application.
- 4.6 The formal description of development is as follows:

"Partial demolition of two sections of north-eastern perimeter wall on Granary Street to facilitate two new temporary vehicular accesses and crossovers, to enable new patient drop-off zone along Granary Street; and widening of existing access point on Granary Street. Installation of three gates to temporary access points."

Assessment of Impact

- 4.7 As set out above, the character and appearance of the Kings Cross St. Pancras Conservation Area can be split into 4 sub-character areas, with the Site situated within sub-character 1: St. Pancras Gardens, chiefly characterised by the presence of a Victorian townscape, with high concentrations of historic buildings, including the former St. Pancras Workhouse site. The existing north-eastern boundary wall makes a positive contribution to the area's character, standing as remnants of the former Victorian townscape and association with an important site within the area during the 19th century. Its interest principally derives from its historic value, as well as its group value with the existing historic buildings across the southern portion of the St. Pancras Hospital site. It has limited architectural interest, owing to its utilitarian appearance and composition.
- 4.8 The proposals comprise the temporary removal of the late-19th century fabric from the conservation area, so to make way for the essential relocation of patient drop-off/pick-up zones and maintenance/ delivery vehicles for the continued running of the hospital site for patients and staff. The location parts of the wall to be demolished are illustrated in drawing no. ORL-ORL-IBI-EX-LG-DEV-A-101008 (see Figure 5.1).

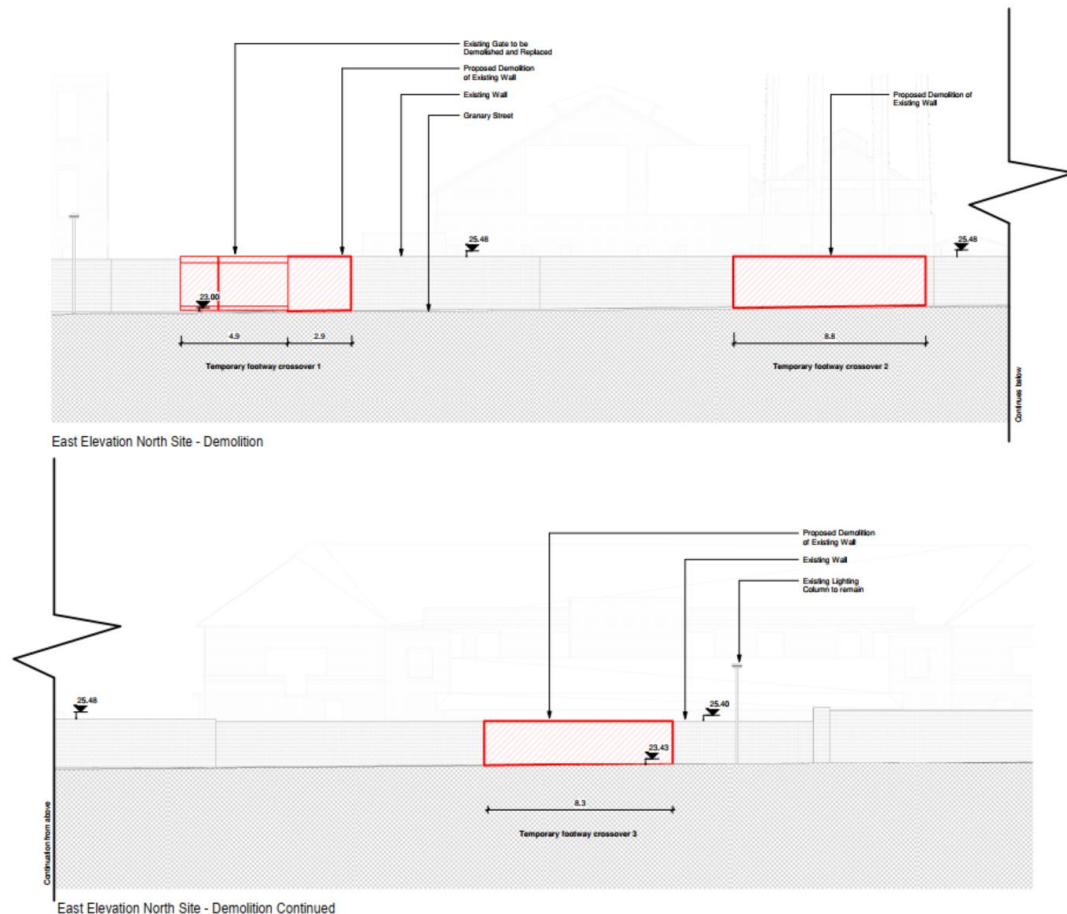


Figure 5.1 – Demolition Elevation showing areas of brickwork to be removed.

- 4.9 Great care will be taken in the removal of bricks from all locations identified, to ensure brickwork can be set aside whilst construction works for the new Moorfields Eye Hospital are undertaken and new, temporary access required. Furthermore, it is understood that the client/ contractor for the Moorfield Eye Hospital works will undertake a brick salvaging exercise during demolition/ construction works to the northern wall in association with the Moorfield Hospital redevelopment, identifying where bricks match those removed, so only the best, most intact bricks are reused.
- 4.10 Whilst we acknowledge that the proposals will result in harm to the Kings Cross St. Pancras Conservation Area and the non-designated heritage asset of the boundary wall itself through the removal of historic, late-19th century building fabric associated with the former St. Pancras Hospital/ Workhouse site. The harm is considered to be less than substantial, and clearly would be relatively low given the small amount of fabric to be removed, as well as when considered in the context of the assets as a whole. Furthermore, such harm would be temporary, with the rebuilding of the boundary wall following completion of the Moorfield Eye Hospital building. Nevertheless, this harm stands to be weighted in the balance against the benefits of the proposals, in accordance with both paragraphs 202 and 203 of the NPPF (2021).
- 4.11 In our judgement, when taken in the round, the limited harm caused by the removal of brickwork to the boundary wall will be outweighed by the improvements to the setting of the identified heritage assets following the construction of Moorfields Eye Hospital. The proposed works are required to facilitate the construction of an international and nationally important new hospital building and the ongoing use of the existing hospital complex. Furthermore, it is considered that the significance of the identified heritage assets will be fully restored following the completion of new hospital site in circa. 2027, with the reconstruction of the boundary wall. On that basis, the Proposed Development complies with policies set out in the London Plans and the Camden Local Plan (2017), in addition to the NPPF (2021). The decision maker is therefore able to discharge their legal duty in relation to conservation areas, according to Section 72 (1) of the 1990 Act.

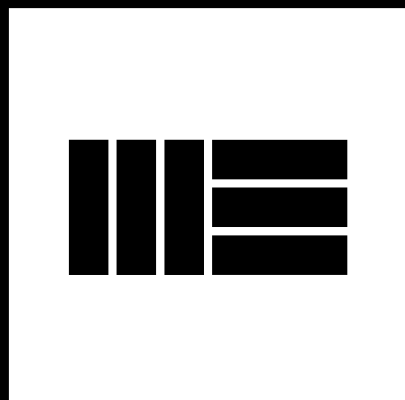
5.0 CONCLUSION

- 5.1 Montagu Evans LLP have been instructed by Bouygues UK (also referred to within this report as the 'client' and 'BYUK') to prepare this Heritage Statement in support of an application for full planning permission for the partial demolition of a north-eastern boundary wall on Granary Street, to facilitate the installation of two new temporary vehicular access points and the upgrading/ widening of an existing access point into the wider St. Pancras hospital site, forming part of enabling works for the Moorfields Eye Hospital, at St. Pancras Hospital, 4 St. Pancras Way, London, NW1 OPE.
- 5.2 Paragraph 202 of the NPPF (2021) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (in this case the Kings Cross St. Pancras Conservation Area) this harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use. The judgement on the impact of the Proposed Development must be taken with reference to the scheme as a whole. Thus, some aspects might be deemed harmful to the heritage asset and others deemed beneficial. It is the residual impact which must be considered against policy. That principle is articulated effectively in *South Lakeland*¹, in relation to conservation areas, and more recently in the High Court Ruling of *Palmer*².
- 5.3 Paragraph 203 of the NPPF (2021) states that when assessing the effect of an application on the significance of non-designated heritage assets (in this case the existing boundary wall of the former Workhouse site), a balanced judgement will be required having regard to the scale of any harm and the significance of the heritage assets.
- 5.4 On account of finding less than substantial harm and undertaking the heritage balancing exercise at paragraphs 202 and 203 of the NPPF (2021), we find that the harm caused to the conservation area and non-designated heritage asset is outweighed by the public health benefits in providing a new hospital building and research facility for London, as well as the continued running of essential services and patient appointments. Furthermore, the harm caused by the Proposed Development is considered to be temporary, with the removed and set aside brickwork reinstated in circa.2027. The proposals therefore accord with the London Plan (2021) and the criteria set out at Policy D2 of the Camden Local Plan (2017).
- 5.5 Consequently, we consider the proposals would comply with the heritage policies within the development plan. On that basis, the decision maker is able to discharge their legal duties under Section 17(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

¹ *South Lakeland District Council v Secretary of State for the Environment* [1992] 1 PLR 143

² *Palmer v Hertfordshire Council* [2016] EWCA 1061

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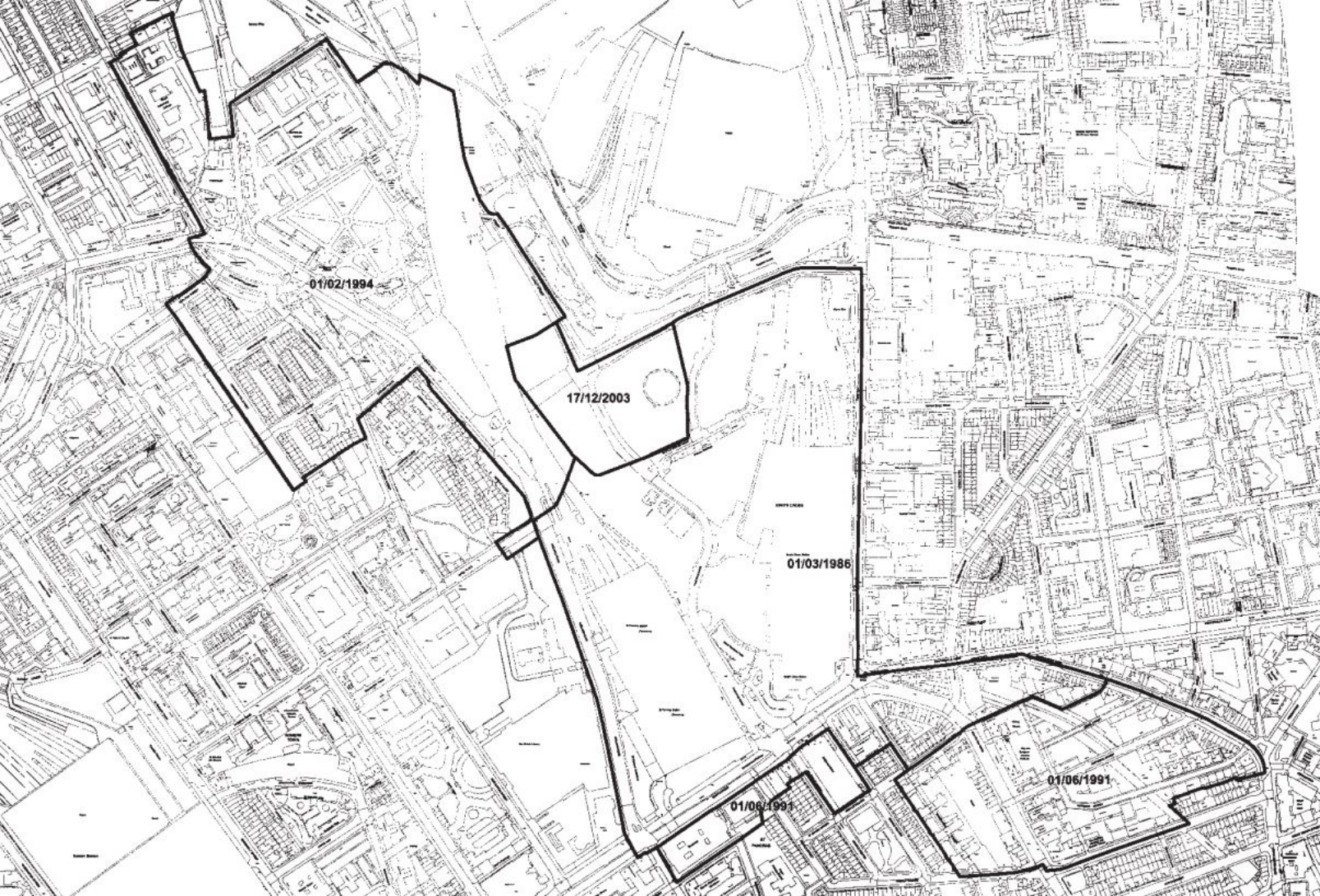
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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL

APPENDIX 1.0

KINGS CROSS ST. PANCRAS CONSERVATION AREA MAP



01/02/1994

17/12/2003

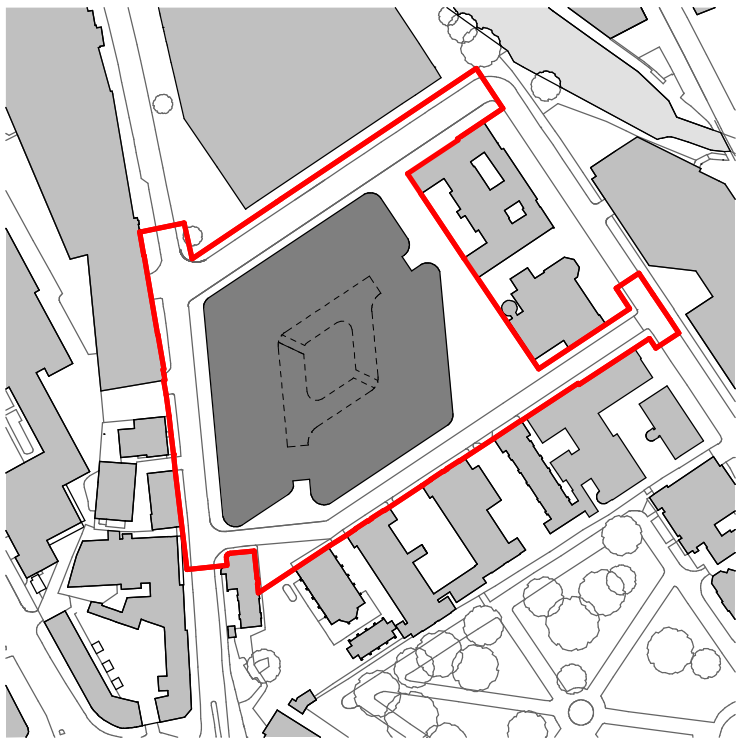
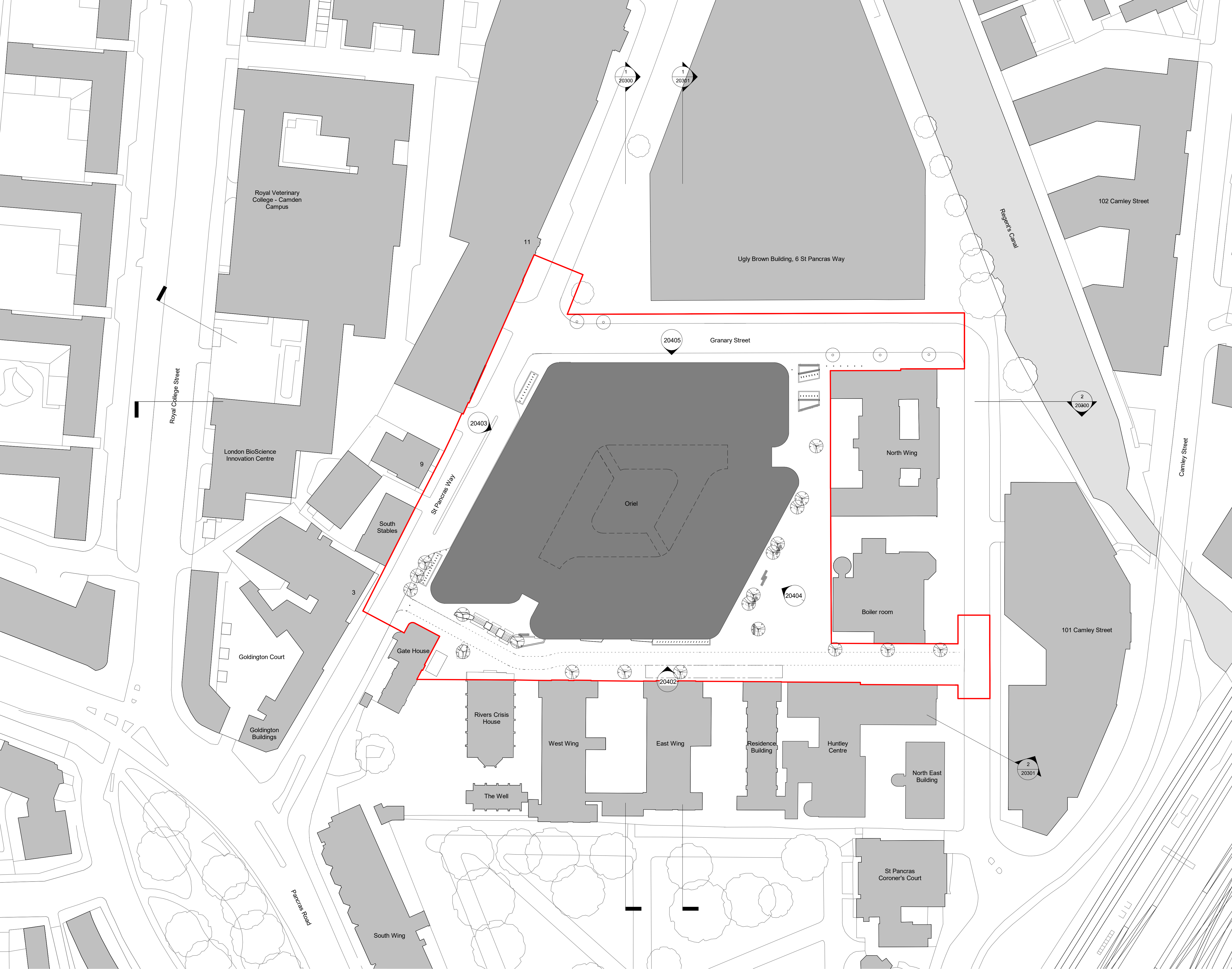
01/03/1986

01/06/1991

01/06/1991

APPENDIX 2.0

MOORFIELDS EYE HOSPITAL – PROPOSED SITE PLAN



©Penoyre & Prasad

Dimensions are to be verified on site prior to construction

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- KEY**
- Development zone boundary
 - Existing buildings
 - Canal / waterways
 - Proposed Building
 - Proposed Trees
 - Existing Trees

Rev	Date	Prep	Check	Description
P6	18.03.21	JG	KE	Planning Issue
P5	11.03.21	JG	KE	Planning Issue
P4	15.10.20	JG	KE	Updated for Planning Issue
P3	13.10.20	AR	KE	Development zone boundary updated; Issued for Planning
P2	25.09.20	NVA	KE	Planning Issue
P1	04.09.20	NVA	KE	Draft Planning Issue for Client Review

Penoyre & Prasad

white

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Client

Moorfields Eye Hospital and UCL
Institute of Ophthalmology

Project

Oriel

Drawing Title

Proposed Site Plan

Purpose of Issue						
Planning						
Status code				Scale @ A1		
A1				1:500		
Drawing Number						
Project	Originator	Volume	Level	Type	Role	Number
ORL	- PPA	- XX	- XX	- DR	- A	- 20240

Revision

P6

Proposed Site Plan

SCALE: 1 : 500

APPENDIX 3.0

MOORFIELDS EYE HOSPITAL – DECISION NOTICE

Application ref: 2020/4825/P
Contact: John Diver
Tel: 020 7974 6368
Email: John.Diver@camden.gov.uk
Date: 5 August 2022

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

Montagu Evans LLP
70 St Mary Axe,
London,
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

St Pancras Hospital
4 St Pancras Way
London
NW1 0PE

Proposal:

Partial redevelopment of the site, involving the demolition of seven existing buildings (Ash House, Bloomsbury Day Hospital, the Camley Centre, Jules Thorn Day Hospital, Kitchen and the Post Room & Former Mortuary) and construction of a part seven, part ten storey (plus roof plant) purpose-built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity.

New building to comprise a mixture of clinical, research and education purposes, including eye care accident and emergency department, outpatients, operating theatres, research areas, education space, cafe and retail areas, admin space and plant space.

Associated site relandscaping works including formation of patient drop off area to St Pancras way, new public realm and routes through the site, cycle parking and servicing ramp and cross over to Granary street.

Drawing Nos: Existing plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20100 rev P5, 20101 rev P4, 20102 rev P4, 20103 rev P4, 20104 rev P4, 20105 rev P4, 20106 rev P3, 20107 rev P3, 20108 rev P3, 20109 rev P3, 20110 rev P4; ORL-ACM-XX-XX-DR-A-020101 P1;

Demolition plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20120 rev P4, 20121 rev P4,

20122 rev P4, 20123 rev P3, 20124 rev P3, 20125 rev P3, 20126 rev P5, 20127 rev P4, 20128 rev P4, 20129 rev P3;

Proposed plans: Prefix: (ORL-PPA-XX-): XX-DR-A-20240 rev P6, LG-DR-A-20241 rev P7, GF-DR-A-20242 rev P6, 01-DR-A-20243 rev P6, 02-DR-A-20244 rev P4, 03-DR-A-20245 rev P4, 04-DR-A-20246 rev P4, 05-DR-A-20247 rev P4, 06-DR-A-20248 rev P4, 07-DR-A-20249 rev P4, 08-DR-A-20250 rev P4, 09-DR-A-20251 rev P4, 10-DR-A-20252 rev P4, RF-DR-A-20253 rev P3;

Use Plans: Prefix: (ORL-PPA-XX-LG-DR-A-): 20260 rev P4, 20261 rev P3, 20262 rev P3, 20263 rev P2, 20264 rev P2, 20265 rev P2, 20266 rev P2, 20267 rev P2, 20268 rev P2, 20269 rev P2;

Proposed sections: Prefix: (ORL-PPA-XX-XX-DR-A-): 20300 rev P5, 20301 rev P5, 20302 rev P5, 20303 rev P5, 20304 rev P5, 20305 rev P5;

Proposed elevations, treatment and materials: Prefix: (ORL-PPA-XX-XX-DR-A-): 20400 rev P5, 20401 rev P6, 20402 rev P5, 20403 rev P5, 20404 rev P6, 20405 rev P5, 20700 rev P5, 20701 rev P4, 20702 rev P4, 20703 rev P1; ORL-WHA-ZZ-GF-DR-L-110010

Drawing Nos: Existing plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20100 rev P5, 20101 rev P4, 20102 rev P4, 20103 rev P4, 20104 rev P4, 20105 rev P4, 20106 rev P3, 20107 rev P3, 20108 rev P3, 20109 rev P3, 20110 rev P4;

Demolition plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20120 rev P4, 20121 rev P4, 20122 rev P4, 20123 rev P3, 20124 rev P3, 20125 rev P3, 20126 rev P5, 20127 rev P4, 20128 rev P4, 20129 rev P3;

Proposed plans: Prefix: (ORL-PPA-XX-): XX-DR-A-20240 rev P6, LG-DR-A-20241 rev P7, GF-DR-A-20242 rev P6, 01-DR-A-20243 rev P6, 02-DR-A-20244 rev P4, 03-DR-A-20245 rev P4, 04-DR-A-20246 rev P4, 05-DR-A-20247 rev P4, 06-DR-A-20248 rev P4, 07-DR-A-20249 rev P4, 08-DR-A-20250 rev P4, 09-DR-A-20251 rev P4, 10-DR-A-20252 rev P4, RF-DR-A-20253 rev P3;

Use Plans: Prefix: (ORL-PPA-XX-LG-DR-A-): 20260 rev P4, 20261 rev P3, 20262 rev P3, 20263 rev P2, 20264 rev P2, 20265 rev P2, 20266 rev P2, 20267 rev P2, 20268 rev P2, 20269 rev P2;

Proposed sections: Prefix: (ORL-PPA-XX-XX-DR-A-): 20300 rev P5, 20301 rev P5, 20302 rev P5, 20303 rev P5, 20304 rev P5, 20305 rev P5;

Proposed elevations, treatment and materials: Prefix: (ORL-PPA-XX-XX-DR-A-): 20400 rev P5, 20401 rev P6, 20402 rev P5, 20403 rev P5, 20404 rev P6, 20405 rev P5, 20700 rev P5, 20701 rev P4, 20702 rev P4, 20703 rev P1; ORL-WHA-ZZ-GF-DR-L-110010

Supporting documents: Air Quality Assessment ORL-INF-XX-XX-RP- PL- 120 dated October 2020; Arboricultural Impact Assessment ORL-INF-XX-XX-RP- PL-130 dated October 2020; Archaeological Desk Based Assessment ORL-INF-XX-XX-RP- PL-140 dated October 2020; Bat Survey ORL-INF-XX-XX-RP- PL-150-2019 dated October 2020; Basement Impact Assessment ORL-INF-XX-XX-RP-PL-330 Revision 5.0 dated May 2021; Desktop Ground Movement Assessment rev.2.0 dated May 2021;

Basement Impact Assessment Proforma ORL-INF-XX-XX-RP- PL-335 dated October 2020; Biodiversity Net Gain Assessment ORL-INF-XX-XX-RP- PL-160- Metric 2.0 dated October 2020; Circular Economy Statement ORL-INF-XX-XX-RP- PL- 180 dated October 2020; Covering Letter ORL-INF-XX-XX-RP- PL-010 dated 16th October 2020; Daylight, Sunlight and Overshadowing Report ORL-INF-XX-XX-RP-PL-190 Revision 1.0 dated February 2021; Delivery and Servicing Plan ORL-INF-XX-XX-RP- PL-200 dated October 2020; Design and Access Statement ORL-INF-XX-XX-RP- PL-100 Rev P04 dated 15.10.20; Designing Out Crime Statement ORL-INF-XX-XX-RP- PL- 105 dated November 2020; Energy Strategy ORL-INF-XX-XX-RP- PL- 220 dated October 2020; External Lighting Assessment ORL-INF-XX-XX-RP- PL-280 dated October 2020; Fire Safety Statement ORL-ACM-XX-RP-Y-000001_S3_Fire Safety Statement dated January 2022; Flood Risk Assessment and Drainage Strategy ORL-INF-XX-XX-RP- PL- 240 dated May 2021 rev 1.0; Illustrative Parameters Plan for remaining site (1906_P_0001, 1906_P_0002, 1906_P_0003 Rev A); Landscape Design Report ORL-INF-XX-XX-RP- PL- 270 dated October 2020; Noise and Vibration Assessment ORL-INF-XX-XX-RP- PL-290 dated October 2020; Operational Recycling and Waste Management Plan ORL-INF-XX-XX-RP- PL- 370 dated October 2020; Outline Construction Management Plan ORL-INF-XX-XX-RP- PL-170 dated May 2021 rev 1.0; Phase 1 Geotechnical and Geoenvironmental Desk Study Report ORL-INF-XX-XX-RP- PL- 260 dated October 2020; Planning Statement ORL-INF-XX-XX-RP- PL-110 dated October 2020; Preliminary Ecological Appraisal Report ORL-INF-XX-XX-RP- PL-320 dated October 2020; Social, Economic and Health Impact Report ORL-INF-XX-XX-RP- PL-210 dated October 2020; Statement of Community Involvement ORL-INF-XX-XX-RP- PL-310 dated October 2020; St Pancras Hospital Operational Strategy (Camden & Islington NHS Foundation Trust supporting letter); Sustainability Statement ORL-INF-XX-XX-RP- PL- 340 dated October 2020; Townscape, Heritage and Visual Impact Assessment ORL-INF-XX-XX-RP- PL- 250 dated November 2020; Transport Assessment ORL-INF-XX-XX-RP- PL- 350 dated October 2020; Travel Plan ORL-INF-XX-XX-RP- PL- 360 dated October 2020; Tree Survey Report ORL-INF-XX-XX-RP- PL-135 dated October 2020; Wind Microclimate Assessment ORL-INF-XX-XX-RP- PL dated October 2020; Whole life carbon assessment Report dated March 2021; Updated areas schedule 210312 Rev J.

Post submission technical queries and notes: Air Quality Responses via Email at 13:04 on 09/02/2021; Archaeology Responses via Email at 16:06 on 09/02/2021; Biodiversity technical note dated February 2021; City Road Floorspace via Email at 16:09 on 07/12/2020; Energy and sustainability technical note dated March 2021; Flood Risk Assessment and Drainage Strategy technical note #1 dated February 2021; Last Half Mile Proposed Green Line 1/2 Figure: 60588325-GL-001_Highway Boundary dated 15/02/2022; Last Half Mile Proposed Green Line 2/2 Figure: 60588325-GL-001_Highway _Boundary dated 15/02/2022; 2); Colonnade Area - plan number 60588325-SU-006 Rev A; Proposed Highway to be Stopped Up (Ref: 60588325-SU-001 Rev B); 29.04.21 Response Note to TfL; Design and Access Statement Addendum ORL-INF-XX-XX-RP-PL-100-AD Rev P01 dated 30.04.21; CMS Summary of the Collaboration Agreement between C&I, KC (SPH) Limited Partnership and Moorfields Eye Hospital NHS Foundation Trust - 'Letter to Guy Bransby - 20.04.2021; Decant Programme Summary 220111 V2 ; Landscape Design (Arboriculture) technical note dated March 2021; Thames Water Comments - TW reference 2020/4825/P via Email at 17:14 on 23/02/2021; Thames Water Comments via Email at 15:08 on 09/02/2021; Thames Water letter DS6081542_Pre Dev Capacity letter_red dated 26 February 2021; Townscape, Heritage and Visual Impact Assessment Addendum dated February 2021; Transport Last Half Mile - Green Line Proposals 0046801-3608 Revision P01 dated 1 March 2021; Transport note TN001: Responses to LB Camden Comments

dated 5 February 2021; Transport note TN002: Response to LB Camden Comments - Mode Share dated 18 Feb 2021; Transport note TN003: Patient Travel Behaviour dated February 2021; Transport note TN004: Travel Behaviour Survey Results dated 22 March 2021; Transport Note TN005: Alternative Transport Provision dated 22 April 2021; Transport Note TN006: Last Half Mile Bus Stops V1.0 dated 15 December 2021; Transport Technical Queries on Cycle Provision dated March 2021; Transport: Outline Construction Management Plan ORL-INF-XX-XX-RP-PL-170 Revision 1.0 dated March 2021; SPH Patient Safety Group Terms of Reference V6 dated January 22 and Inpatient Services update dated January 2022;

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

Condition(s) and Reason(s):

- 1 This development must be begun not later than five years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended) and to ensure adequate time for necessary mitigation to be carried out in the form of the relocation of services within the development site and from adjacent inpatient accommodation blocks can be carried out in a carefully planned manner in accordance with policies G1, C1, and A1 of the London Borough of Camden Local Plan 2017

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

Existing plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20100 rev P5, 20101 rev P4, 20102 rev P4, 20103 rev P4, 20104 rev P4, 20105 rev P4, 20106 rev P3, 20107 rev P3, 20108 rev P3, 20109 rev P3, 20110 rev P4; ORL-ACM-XX-XX-DR-A-020101 P1;

Demolition plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20120 rev P4, 20121 rev P4, 20122 rev P4, 20123 rev P3, 20124 rev P3, 20125 rev P3, 20126 rev P5, 20127 rev P4, 20128 rev P4, 20129 rev P3;

Proposed plans: Prefix: (ORL-PPA-XX-): XX-DR-A-20240 rev P6, LG-DR-A-20241 rev P7, GF-DR-A-20242 rev P6, 01-DR-A-20243 rev P6, 02-DR-A-20244 rev P4, 03-DR-A-20245 rev P4, 04-DR-A-20246 rev P4, 05-DR-A-20247 rev P4, 06-DR-A-20248 rev P4, 07-DR-A-20249 rev P4, 08-DR-A-20250 rev P4, 09-DR-A-20251 rev P4, 10-DR-A-20252 rev P4, RF-DR-A-20253 rev P3;

Use Plans: Prefix: (ORL-PPA-XX-LG-DR-A-): 20260 rev P4, 20261 rev P3, 20262 rev P3, 20263 rev P2, 20264 rev P2, 20265 rev P2, 20266 rev P2, 20267 rev P2, 20268 rev P2, 20269 rev P2;

Proposed sections: Prefix: (ORL-PPA-XX-XX-DR-A-): 20300 rev P5, 20301 rev P5, 20302 rev P5, 20303 rev P5, 20304 rev P5, 20305 rev P5;

Proposed elevations, treatment and materials: Prefix: (ORL-PPA-XX-XX-DR-A-): 20400 rev P5, 20401 rev P6, 20402 rev P5, 20403 rev P5, 20404 rev P6,

- Reason: For the avoidance of doubt and in the interest of proper planning.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Supporting documents: Air Quality Assessment ORL-INF-XX-XX-RP- PL- 120 dated October 2020; Arboricultural Impact Assessment ORL-INF-XX-XX-RP- PL-130 dated October 2020; Archaeological Desk Based Assessment ORL-INF-XX-XX-RP- PL-140 dated October 2020; Bat Survey ORL-INF-XX-XX-RP- PL-150-2019 dated October 2020; Basement Impact Assessment ORL-INF-XX-XX-RP-PL-330 Revision 5.0 dated May 2021; Desktop Ground Movement Assessment rev.2.0 dated May 2021; Basement Impact Assessment Proforma ORL-INF-XX-XX-RP- PL-335 dated October 2020; Biodiversity Net Gain Assessment ORL-INF-XX-XX-RP- PL-160- Metric 2.0 dated October 2020; Circular Economy Statement ORL-INF-XX-XX-RP- PL- 180 dated October 2020; Covering Letter ORL-INF-XX-XX-RP- PL-010 dated 16th October 2020; Daylight, Sunlight and Overshadowing Report ORL-INF-XX-XX-RP-PL-190 Revision 1.0 dated February 2021; Delivery and Servicing Plan ORL-INF-XX-XX-RP- PL-200 dated October 2020; Design and Access Statement ORL-INF-XX-XX-RP- PL-100 Rev P04 dated 15.10.20; Designing Out Crime Statement ORL-INF-XX-XX-RP- PL- 105 dated November 2020; Energy Strategy ORL-INF-XX-XX-RP- PL- 220 dated October 2020; External Lighting Assessment ORL-INF-XX-XX-RP- PL-280 dated October 2020; Fire Safety Statement ORL-ACM-XX-RP-Y-000001_S3_Fire Safety Statement dated January 2022; Flood Risk Assessment and Drainage Strategy ORL-INF-XX-XX-RP- PL- 240 dated May 2021 rev 1.0; Illustrative Parameters Plan for remaining site (1906_P_0001, 1906_P_0002, 1906_P_0003 Rev A); Landscape Design Report ORL-INF-XX-XX-RP- PL- 270 dated October 2020; Noise and Vibration Assessment ORL-INF-XX-XX-RP- PL-290 dated October 2020; Operational Recycling and Waste Management Plan ORL-INF-XX-XX-RP- PL- 370 dated October 2020; Outline Construction Management Plan ORL-INF-XX-XX-RP- PL-170 dated May 2021 rev 1.0; Phase 1 Geotechnical and Geoenvironmental Desk Study Report ORL-INF-XX-XX-RP- PL- 260 dated October 2020; Planning Statement ORL-INF-XX-XX-RP- PL-110 dated October 2020; Preliminary Ecological Appraisal Report ORL-INF-XX-XX-RP- PL-320 dated October 2020; Social, Economic and Health Impact Report ORL-INF-XX-XX-RP- PL-210 dated October 2020; Statement of Community Involvement ORL-INF-XX-XX-RP- PL-310 dated October 2020; St Pancras Hospital Operational Strategy (Camden & Islington NHS Foundation Trust supporting letter); Sustainability Statement ORL-INF-XX-XX-RP- PL- 340 dated October 2020; Townscape, Heritage and Visual Impact Assessment ORL-INF-XX-XX-RP- PL- 250 dated November 2020; Transport Assessment ORL-INF-XX-XX-RP- PL- 350 dated October 2020; Travel Plan ORL-INF-XX-XX-RP- PL- 360 dated October 2020; Tree Survey Report ORL-INF-XX-XX-RP- PL-135 dated October 2020; Wind Microclimate Assessment ORL-INF-XX-XX-RP- PL dated October 2020; Whole life carbon assessment Report dated March 2021; Updated areas schedule 210312 Rev J.

- Reason: For the avoidance of doubt and in the interest of proper planning.
- 4 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Post submission technical queries and notes: Air Quality Responses via Email at 13:04 on 09/02/2021; Archaeology Responses via Email at 16:06 on 09/02/2021; Biodiversity technical note dated February 2021; City Road Floorspace via Email at 16:09 on 07/12/2020; Energy and sustainability technical note dated March 2021; Flood Risk Assessment and Drainage Strategy technical note #1 dated February 2021; Last Half Mile Proposed Green Line 1/2 Figure: 60588325-GL-001_Highway Boundary dated 15/02/2022; Last Half Mile Proposed Green Line 2/2 Figure: 60588325-GL-001_Highway _Boundary dated 15/02/2022; Proposed Highway to be Stopped Up (Ref: 60588325-SU-001 Rev B); 29.04.21 Response Note to TfL; Design and Access Statement Addendum ORL-INF-XX-XX-RP-PL-100-AD Rev P01 dated 30.04.21; CMS Summary of the Collaboration Agreement between C&I, KC (SPH) Limited Partnership and Moorfields Eye Hospital NHS Foundation Trust - 'Letter to Guy Bransby - 20.04.2021; Decant Programme Summary 220111 V2 ; Landscape Design (Arboriculture) technical note dated March 2021; Thames Water Comments - TW reference 2020/4825/P via Email at 17:14 on 23/02/2021; Thames Water Comments via Email at 15:08 on 09/02/2021; Thames Water letter DS6081542_Pre Dev Capacity letter_red dated 26 February 2021; Townscape, Heritage and Visual Impact Assessment Addendum dated February 2021; Transport Last Half Mile - Green Line Proposals 0046801-3608 Revision P01 dated 1 March 2021; Transport note TN001: Responses to LB Camden Comments dated 5 February 2021; Transport note TN002: Response to LB Camden Comments - Mode Share dated 18 Feb 2021; Transport note TN003: Patient Travel Behaviour dated February 2021; Transport note TN004: Travel Behaviour Survey Results dated 22 March 2021; Transport Note TN005: Alternative Transport Provision dated 22 April 2021; Transport Note TN006: Last Half Mile Bus Stops V1.0 dated 15 December 2021; Transport Technical Queries on Cycle Provision dated March 2021; Transport: Outline Construction Management Plan ORL-INF-XX-XX-RP-PL-170 Revision 1.0 dated March 2021; SPH Patient Safety Group Terms of Reference V6 dated January 22 and Inpatient Services update dated January 2022;2) Colonnade Area - plan number 60588325-SU-006 Rev A;

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

- 5 The proportion and quantum of health care, research and education areas within the composite use shall, as a minimum, remain in accordance with the areas schedule hereby approved (ref. areas schedule 210312 Rev J.).

Reason: To ensure that the strategic public benefits of the scheme are delivered and that the building does not adversely affect the adjoining premises/occupiers/immediate area by reason of an intensification via the use of a higher proportion of internal areas for activities (such as commercial) that generate higher trips numbers and employment density and therefore cause excessive pressure on the local open spaces, transport network and cycle parking provision in accordance with policies G1, C1, CC1, D1, A1, A2, TC1, T1, T3 and DM1 of the London Borough of Camden Local Plan 2017

- 6 Prior to commencement of the relevant part of works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be

submitted to and approved in writing by the local planning authority:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors types and soffit/undercroft detailing;
- b) Typical details including sections at 1:10 of cornice line details, to include reveals;
- c) Plan, elevation and section drawings, of all ground floor facades at a scale of 1:10, to include details of areas reserved for external wayfinding and building signage;
- d) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
- e) 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).
- f) A typical sample elevation panel (minimum 2m x 2m in size) including section of glazed opening, terracotta panel and fins, showing reveal and header detail and showing the colour and texture of facing materials (to be provided on site)
- g) Typical details of external louvres
- h) Details of all bollards and ram barriers (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.
- i) Details of the roller shutter to the deliveries and servicing bay entrance
- j) Details of vision glass where proposed to the exterior façade at ground and lower ground floor levels
- k) Typical plan, elevation and section drawings of terracotta panels;

The sample panels require above should be erected on-site and approved by the Council before the relevant parts of the work are commenced. The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the character and appearance of the proposed building and wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

- 7 The development hereby approved shall achieve high standards of accessible and inclusive design in accordance with the details outlined within the hereby approved Design and Access Statement, taking into account the requirements of Part M of the Building Regulations. The principles for designing the scheme for people living with visual impairment / eye diseases and inclusive design principles shall be carried through to the detailed design stage for the building and the public realm, and retained in perpetuity.

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

- 8 Prior to first use of the new facility, 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 development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: To maintain a high quality of amenity and a safe environment and to minimise disruption to adjoining occupiers and for nature conservation, in accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan 2017

- 9 Prior to first use of the facility, the refuse and recycling storage areas and facilities shown on plans hereby approved shall be completed and made available. The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first use of the building and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies A1, T1 and CC5 of the Camden Local Plan.

- 10 Prior to the commencement of development (other than site preparation or investigation works) a stage 1 written scheme of investigation (WSI) shall be submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:
- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. Where appropriate, details of a programme for delivering related positive public benefits.
 - C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in

accordance with the programme set out in the stage 2 WSI.

Reason: to safeguard the archaeological and historical interest on this site in accordance with policy D2 of the Camden Local Plan

- 11 No demolition (other than site preparation or investigation works) shall take place until a written scheme of historic building investigation (HBI) 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 historic building 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

Reason: to safeguard the archaeological and historical interest on this site in accordance with policy D2 of the Camden Local Plan 2017.

- 12 Prior to the commencement of the relevant phase or plot (other than demolition, site clearance and ground works), a Fire Statement for the relevant phase or plot, in the form of an independent fire strategy produced by a third party suitably qualified assessor shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:

- 1. The building's construction: methods, products and materials used, including manufacturers' details;
- 2. The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;
- 3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
- 4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
- 5. How provision will be made within the site to enable fire appliances to gain access to buildings; and
- 6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures. The development shall be implemented in accordance with the approved Fire Statement and retained as such for the lifetime of the development.

Reason: In order to achieve the highest standards of fire safety and ensure the safety of all building users accordance with policy D12 of the London Plan 2021.

- 13 None of the basement excavation works hereby approved shall commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings, local water environment and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017

- 14 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 public realm, terraces and routes
- b) locations of external CCTV and security monitors/fixtures
- c) public realm 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 the planting species and soil type
- g) a maintenance plan
- h) irrigation
- i) rain water harvesting to serve the roof garden
- j) sectional drawings of all planting areas

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

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, the safety of patients and visitors as well as securing bio-diversity net gains in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017

- 15 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the first use of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development

other than those indicated to be removed) 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and contributes to the visual amenity and character of the area, the safety of patients and visitors as well as securing bio-diversity net gains in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017

- 16 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, A1, A2 and A3 of the Camden Local Plan 2017.

- 17 Full details in respect of the green/brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details 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/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. Areas of green/brown roof 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 of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with

policies A3, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 18 A) Prior to commencement of demolition works (other than site preparation and investigation), an ecological enhancement plan shall be submitted to and approved in writing by the local planning authority. Details shall include a methods statement for the demolition of buildings and removal of vegetation that have are potentially suitable as bird or bat habitat;

B) Prior to commencement of above ground construction, further details shall be submitted to include specification and locations of the biodiversity enhancements on the proposed buildings (including bird and bat boxes) appropriate to the development's location, scale and design.

The works shall be implemented in accordance with the approved plans and measures shall be installed prior to the occupation of the development 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 policies D1 and A3 of the Camden Local Plan 2017.

- 19 Other than the rooftop terrace provided to the roof of the lower wing in the south west of the development (as shown on drawing no.ORL-PPA-XX-06-DR-A-20248 Rev P4 hereby approved), all areas of flat roofs within the development shall not be used as terraces without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of adjoining and future neighbours in accordance with the requirements of policy A1 and D1 of the Camden Local Plan 2017.

- 20 Prior to the commencement of the works (other than site preparation and investigation), a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the local planning authority:

a. The results of the site investigations and, based on these, if remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

b. 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 are complete and identifying any requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action.

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

- 21 Prior to first use of the basement areas an appropriate radon gas and vapour investigation (incorporating the results of environmental and historical searches and detailed assessment of the risks to all receptors that may be affected) is undertaken and a ground gas and vapour assessment report (GVAR) [where necessary incorporating a Remediation Strategy (RS)], is submitted to, and approved in writing by, the local planning authority.

The condition will not be discharged until the approved RS is implemented and a Verification Report (VR) is submitted to, and approved in writing by, the local planning authority. Where remedial measures are implemented to protect end-users of the development they shall be retained in perpetuity.

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, CC4 and DM1 of the London Borough of Camden Local Plan 2017.

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

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

- 23 Before the use commences, 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 the Camden Local Plan 2017.

- 24 Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10dB one metre outside any premises. The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power. Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

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

- 25 Prior to any above ground construction, full details of the sustainable urban drainage system and permeable paving shall be submitted to and approved in writing by the local planning authority. Such system shall be based on the details set out within the Flood Risk and Drainage assessment hereby approved. Details shall include a maintenance plan. The system shall be implemented as part of the development and thereafter retained and maintained.

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 CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 26 The development shall not be occupied until confirmation (including from Thames Water) has been provided that either: Capacity exists off site to serve the development; or all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or, a housing and infrastructure phasing plan has been agreed with Thames Water to allow the use of the building to commence. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.

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

- 27 The development shall not be occupied until confirmation has been provided that either: all surface water network upgrades required to accommodate the additional flows from the development have been completed; or, a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a 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 network capacity issues and reinforcement works may 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.

- 28 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out

including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 29 Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the generator exhaust stack, catering exhausts or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

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

- 30 Prior to commencement of above ground works consideration of alternative technology options for back up generation should be considered and details of any proposed Emergency Diesel/oil Generator Plant and associated abatement technologies including make, model and emission details 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 Camden Local Plan 2017.

- 31 No development, other than site preparation, clearance and investigation works shall take place until air quality monitoring has been implemented on-site, and until the submission of the following:
- a. air quality monitors have been installed;
 - b. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
 - c. 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.

Reason: To safeguard the amenity of adjoining premises and the area

generally in accordance with the requirements of policies A1 and CC4 of the the Camden Local Plan 2017.

- 32 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 policies A1 and CC4 of the Camden Local Plan 2017.

- 33 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells 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. The cells 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 G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017

- 34 Prior to first use of the development commences, details of secure and covered cycle storage, changing, shower and locker area for cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first use of the building, and permanently retained thereafter.

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

- 35 No loading or unloading of goods, (other than delivery of oil/diesel) including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 36 The development shall not be occupied until the blue badge car parking provision shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking

pressures in surrounding streets which would be contrary to policy T2 of the London Borough of Camden Local Plan 2017.

- 37 Prior to the occupation of any phase / 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, 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 the interests of sustainable development and to maximise on-site carbon dioxide savings in line with London Plan Policy SI 7.

- 38 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: CircularEconomyLPG@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 the interests of sustainable waste management and in order to maximise the re-use of materials in line with London Plan Policy SI 7 and the Circular Economy Statements draft London Plan Guidance 2021.

Informative(s):

- 1 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice

PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

3 GLAAS 1

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015

4 GLAAS 2

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Guidance for historic building recording best practice on our website.
<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

5 Thames Water - Waste water assets:

"The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

6

Thames Water - water assets:

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

7 Thames Water - Trade effluent consent

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic

Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent.

Applications should be made at

<https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent>

or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

8 Thames Water - Grease separates

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-2:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information: www.thameswater.co.uk/help

9 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.

Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

- 10 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) 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.

- 11 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 or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 12 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.
- 13 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 14 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer