

Address:	Former Elizabeth Garrett Anderson Hospital 126-144 Euston Road London NW1 2AP		11 280208
Application Number:	2007/3736/P	Officer: Barrington Bowie	
Ward:	St Pancras & Somers Town		
Date Received: 22/08/2007			
Proposal: Demolition of buildings on site (apart from listed wing building) and redevelopment to provide offices, housing and retail floorspace, disabled car parking and associated access and landscaping.			
DRAWING NUMBERS:			
Schedule of Application drawings; Schedules of Floor areas (Existing & Proposed):			
<i>EXISTING BUILDING</i>			
<i>Plans:</i>			
Prefix 15-06:-			
000 Rev A Site Plan;			
001 Rev A Basement Floor;			
002 Rev A Ground Floor;			
003 Rev A First Floor;			
004 Rev A Second Floor;			
005 Rev A Third Floor;			
006 Rev A Fourth Floor;			
007 Rev A Fifth Floor;			
008 Rev A Roof Plan			
<i>Elevations:</i>			
Prefix 15-06:-			
201 Rev A South Elevation, Euston Road;			
202 Rev A West Elevation, Churchway;			
203 Courtyard, South;			
204 Courtyard, West;			
205 Rev A Courtyard, North;			
206 Rev A Car Park, North;			
207 Rev A Car Park, South;			
208 Surroundings, South (Euston Road);			
209 Rev A Surroundings, West (Churchway);			
210 Rev A Surroundings, East (Chalton Street - East side);			
211 Rev A Surroundings, East (Chalton Street - West side);			
212 Rev A Surroundings, East (Chalton Street - r/o west side)			
<i>Sections:</i>			
Prefix 15-06:-			
301 Rev A Long 1, North to South;			
302 Rev A Short, East to West;			
303 Rev A Long 2, North to South			

PROPOSED SCHEME:

Plans:

Prefix 15-01:-
000 Rev A Site Plan (1:1000);
000 Rev B Site Plan (1:250);
001 Rev D Basement Floor;
002 Rev D Ground Floor;
003 Rev B First Floor;
004 Rev A Second Floor;
005 Rev A Third Floor;
006 Rev A Fourth Floor;
007 Rev A Fifth Floor;
008 Rev A Sixth Floor;
009 Rev A Seventh Floor;
010 Rev A Eighth Floor;
011 Rev A Ninth Floor;
012 Rev A Ninth Floor - Upper Plan;
013 Rev A Roof Plan

Elevations:

Prefix 15-02:-
020 Rev A South Elevation, Euston Road;
021 Rev A West Elevation, Churchway;
022 Rev A Christopher Place (North side);
023 Rev A Christopher Place (South side);
024 Rev A Mews Houses (South side);
025 Rev A Atrium Elevation - East;
026 Rev A Atrium Elevation - West;
027 Rev A East Elevation;
028 Rev A North Elevation;
030 Rev A Surroundings, East (Chalton Street - West side)

Elevational details:

Prefix 15-01:-
101 Rev A Typical office bay study;
102 Rev A Typical residential bay study

Sections:

Prefix 15-03:-
001 Rev A Long A-A;
002 Rev A Short B-B;
003 Rev A Short C-C;
004 Rev A Short D-D;
005 Rev A Cross E-E;
006 Rev A Long F-F

SUPPORTING DOCUMENTS:

Drawing Schedule
 Planning Statement (Gerald Eve, July 2007)
 Design and Access Statement incorporating: *Structural Survey, Historic Buildings & Conservation Report, Public Art Strategy, Renewable Energy Strategy, Pre-BREEAM Assessment, EcoHomes Assessment, Energy Statement and A3 set of plans/drawings* (Squire and Partners, July 2007)
 Heritage Statement (Donald Insall Associates, July 2006/June 2007)
 Affordable Housing Viability and Planning Obligations Assessment (Gerald Eve, July 2007)
 Transportation Assessment (Motion, June 2007)
 BRE Daylighting/Sunlighting Report (Drivers Jonas, July 2007)
 Wind Environment Study (BMT Fluid Mechanics, July 2007)
 Noise Assessment - Residential (AAD, July 2007)
 Acoustic Assessment - External Plant Noise (AAD, July 2007)
 Archaeology Report (MOLAS, April 2005)

RECOMMENDATION SUMMARY:

(1) That subject to the Council not being directed to refuse the application following referral to the Mayor, to GRANT PLANNING PERMISSION subject to conditions and S106 legal agreement

(2) That in the event of the s.106 Agreement referred to in Recommendation 1 not being completed within 2 months of this decision, the decision be delegated to the Head of Development Control to REFUSE PLANNING PERMISSION on grounds that the provisions set out in section 10 regarding the legal agreement have not been secured.

Applicant:

Unison
c/o Agent

Agent:

Gerald Eve
7 Vere Street
LONDON
W1G 0JB

RECOMMENDATION SUMMARY:

LISTED BUILDING CONSENT subject to conditions

Related Application

Date of Application: 22/08/2007

Application Number: 2007/3738/L

Proposal: External alterations to listed wing building in connection with the partial demolition and redevelopment of buildings on site to provide offices, housing and retail floorspace, disabled car parking and associated access and landscaping.

See above for: Schedule of Application drawings; Schedules of Floor areas (Existing & Proposed):

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing			8,708 m ²
Proposed	B1 Business C3 Residential A1/A3 Retail/Cafe Total		11,577 m ² 3,775 m ² 49 m ² 15,401m²

	Residential Type	studio	1	2	3	4	5	Total
Existing	Flat/Maisonette							
Proposed	Flat/Maisonette MARKET AFFORDABLE: Social Rented Shared Ownership	7	16 6 6	7 6 3	4 4	1 1		(30) (17) 14 3
Total residential								(47)

Parking Details:						
	CAR				BICYCLE	
	RESIDENTIAL		OFFICE		RESIDENTIAL	OFFICE
	General parking	Disabled parking	General parking	Disabled parking		
Existing						
Proposed	5	2	NIL	7	52	56

OFFICER'S REPORT

Reason for referral to Committee:

The proposal is a major mixed-use development involving the construction of more than 1000sq m of non-residential floorspace and ten new dwellings under "Matters delegated to the Development Control Sub-Committee" paragraph 3(i), and involves the signing of a section 106 legal agreement.

1. BACKGROUND

- 1.1. The hospital closed in 2001 and lies within the Central London (Clear Zones) area. The client, Unison has purchased the site unconditionally and wishes to use it for its new national headquarters. Its priority is to provide updated office accommodation thus they have specific accommodation and operational requirements.
- 1.2. There is a long history of pre-application meetings with different parties – officers' previous advice has been that the following UDP 2000 policies applied: RE5 to floorspace uplift, HG1 to nurses' accommodation and HG11 to additional affordable housing. In the Camden Replacement UDP 2006 the relevant policies would be SD3 (mixed uses) H3-H4 (nurses' accommodation) and H2 (affordable housing).
- 1.3. The former EGA hospital site is identified in the Council's adopted UDP 2006 (land use proposals) as a site for mixed use, including residential. The site is expected to contribute to the supply of housing and to provide affordable housing in accordance with UDP policies SD3 and H2. In central London locations such as this, where the proposals are for a mix of uses, the local authority will seek to negotiate up to 50% of *additional* gross floorspace as housing (policy SD3). Furthermore UDP policy H2 will expect up to 50% of this residential uplift to be affordable housing. One must bear in mind that these figures are expressed as targets, and whilst there would be no reason why a developer could not provide a proportion of affordable housing greater than 50%, the amount of this provision is dependent on the overall viability of the scheme.
- 1.4. The EGA Hospital site previously contained nurses' accommodation, which is understood to have been "affordable". Policies H3 and H4 resist the loss of housing generally, and explicitly resist the loss of housing within residential institutions (class C2), including hospitals. It should also be acknowledged that the previous occupier (UCLH) has provided information on behalf of the applicant, which substantiates the quantum of residential floorspace considered to be affordable. This has been provided in the form of a statutory declaration that indicates that at the time of closure in 2001, 280sq m (gross) was in use as nurses' accommodation; this figure is the one that should be understood as the

quantum of affordable (intermediate key worker) accommodation that should be replaced.

- 1.5. The proposals are located within the Central London Area where development of high quality and high density is encouraged in order to address local housing needs and to maintain and increase the supply of high-quality office (employment) floorspace.
- 1.6. The area around Euston Station and this part of Euston Road is likely to experience considerable changes over the next ten years. Several projects and major redevelopment proposals in the area are at different stages of preparation. Aside from the application site, chief amongst them are:
 - Euston Station, which is likely to come forward as a development site over the next few years
 - The TfL-supported London Cross River tramway proposals, which if implemented, would run near or alongside the site's western boundary
 - Redevelopment for offices, restricted class A & class D1 (75,000sq m) at Northeast Quarter (& Regents Place), Hampstead Road/Triton Square.
 - Implementation of a mixed use development of office/retail/community/residential at (c 60,000sq m) at Euston Road/Osnaburgh Street
- 1.7. Additional policies that affect the area include Camden's Central London Area Supplementary Planning Guidance, which seeks to protect specialist central London business uses and control over-concentration of food, drink and entertainment uses.
- 1.8. Under its Central London Clear Zone Initiative the Local Planning Authority is also seeking to reprioritise road space away from private vehicles and towards encouraging walking, cycling and use of public transport.
- 1.9. The listed building is on English Heritage's "buildings at risk" register and designated as priority category A (*'immediate risk of further deterioration or loss of the fabric; no solution agreed'*). Planning permission and listed building consent was granted in May 2007 (see history, para 4.3 below) for emergency stabilisation works to the building to prevent deterioration beyond repair.
- 1.10. The proposals are located in an area designated as an Air Quality Management Area with a frontage to a very busy road, thus existing air quality is poor and exceeds target levels. This will have implications for renewable energy.
- 1.11. An earlier version of the proposal (with a larger residential element) was the subject of debate at a Development Control Forum in April last

year. This was attended by local residents, local residents groups and a local ward councillor.

2. SITE AND SURROUNDINGS

- 2.1. The former Elizabeth Garrett Anderson hospital lies at the junction of Euston Road and Churchway. The existing buildings on the site are of four distinct periods and designs and whilst all buildings on site are Grade II listed, it is the original building that comprises the list description – the remainder are listed by association. The site lies outside any of the protected vistas identified in the London View Management Network. However, it is within the *Background Assessment Area (AAA)* of the Protected Vista from *Blackheath (The Point) to St Paul's Cathedral*.
- 2.2. The original building is late Victorian and was listed in September 2003, by virtue of its significant historic interest as Britain's first purpose-built hospital for women and its Queen Anne-style architectural character. It is of three storeys plus a mansard roof, with London Stock facing brick, red brick quoins and architraves and clay tile roofing. There is a bell tower feature at the eastern end of this part of the building. At ground floor level there is a vehicle crossover directly to Euston Road.
- 2.3. Along the Churchway frontage, the original Victorian building has been extended in two stages. The first stage was built in the 1920's and comprises a narrow 5-storey block with a distinctive pyramidal roof, a Venetian window, a semi-circular balcony at first floor level and a roundel feature at second floor level. The more recent extensions date from the 1980's with a design characterised by profiled steel cladding with brightly coloured green features throughout. They comprise, most significantly, a 25m high lift tower and service building on the Churchway frontage and a walkway, car park area and extension at the rear of the site.
- 2.4. Access to that car park is from Churchway and the site levels drop sharply from the entrance. The car park provides parking space for 10-12 cars. To the north is a cobbled private road leading down to office premises at 40 Churchway. Further north, beyond that access road are Edwardian blocks of Council-owned flats with habitable room flank windows overlooking the site.
- 2.5. The larger, eastern, part of the Euston Road frontage is occupied by a 7-storey (plus semi-basement and roof plant rooms) extension of red brick with some attractive detailed stonework at ground level and a projecting stringcourse at sixth floor level. This part of the hospital was a nurses' home and the ground floor comprised communal rooms. On the upper floors a total of 81 individual rooms were provided. Apart from wash hand basins, all cooking and toilet facilities etc are shared

with other rooms on the same floor. Most recently it remained in use partly as nurses' accommodation.

- 2.6. The wider area is characterised by commercial activity and Euston Station at the Euston Road frontage with residential beyond. To the west of the site, across Churchway, is the 15-storey Evergreen House, (plus 3-storey plant). Immediately adjoining the site to the east, are single-storey shop fronts projecting from two attractive Victorian buildings, including the Grade II Listed "Rocket" public house.

3. THE PROPOSAL

- 3.1. The proposals involve the relocation of the Unison head office from its current premises on the south side of Euston Road, approximately 200 metres away. It is proposed to demolish the existing buildings on site, save for the grade II listed Queen Anne-style building at the Euston Road/Churchway corner and redevelop the site for an office-led scheme to create a new national headquarters for Unison, including the creation of 47 residential units comprising both private and affordable tenures and a retail unit.
- 3.2. The total (gross) floorspace would be 15,401sq m including the retention and regeneration/refurbishment of the listed building. The listed building is proposed to be re-used as flexible meeting spaces, exhibition space (for use by both the developer and local community groups) and conference suites. The development would incorporate the following land uses: 11,577sq m of Class B1 office space (incorporating 2,076sq m of floorpace in the retained/refurbished listed building) 49 sq m of Class A1 retail and 3775 sq m of residential. 46% of the residential floorspace proposed is affordable housing. The proposals would also comprise a covered atrium/break out amenity space for the enjoyment of office workers (and residential occupiers?) additional roof garden amenity space, basement car and cycle parking and an on-street service bay with some limited basement servicing facilities.
- 3.3. The proposed built form would comprise six distinct but related buildings which are entitled Blocks A to F for ease of identification. Blocks A and B would comprise the office element. Block A is an L-shaped footprint comprising a 10-storey tower, with 5-storey additions to both its rear and behind the listed building. Block B comprises the refurbished listed building. A covered atrium would extend rearwards between Blocks A and B to the proposed route through the site. The remaining blocks C to F would form the residential element and includes a ground floor retail/café unit within Block F.
- 3.4. Office component:
The office tower footprint has been orientated on the Euston Road frontage, so as to respect the prevailing building line established by the listed building. The tower would rise to 45.5m in height. Typical facade treatment would be composed of a series of modular pre-cast

reconstituted limestone (cast masonry) panels, with high quality floor to ceiling glazing. The facade is organised by clearly expressed load bearing and non-load bearing vertical columns and a definitive spandrel.

The facades are to respond actively to their orientation by using deep recessed glazing and increased solid components on the south facing facades, whilst the north facade will have the opportunity for increased fenestration. Vertical shading fins (reconstituted stone) placed in optimum locations, to maximise the benefits of solar shading, whilst allowing the maximum natural daylight and views will be engaged for the northern and eastern elevations. The facade glazing would also incorporate shading elements to the glazing system. The treatment of vertical fins and glazing across the elevation of the office tower is to be applied to all facades, providing a co-ordinated architectural idiom to the development. It is considered that the resulting material contrast between the 'old' (listed building) and 'new' elements would be acceptable.

3.5. Residential component:

The breakdown of units would be as follows: Affordable: 6 one-bed flats, 6 two-bed flats, 4 three-bed flats and a four-bed unit; Private: 7 studio flats, 16 one-bed and 7 two-bed flats. All bedroom sizes comply with the Local Planning Authority's minimum standards expressed in Camden's Planning Guidance.

The affordable elements proposed are:

	1 beds	2 beds	3 beds	4 beds	Overall
Churchway tower Block C (ground & 1st) <i>Social rented</i>			2 <i>duplex</i>		2
Townhouse mews Block D <i>Intermediate (shared ownership)</i>		2			2
Mews Block E <i>Social rented</i> <i>Intermediate (shared ownership)</i>	2	3 1		1 <i>duplex</i>	6 1
Euston Road sliver Block F <i>Social rented</i>	4		2		6
TOTAL	6	6	4	1	17

The market elements proposed are:

	Studios	1 beds	2 beds	3 beds	Overall
Churchway tower Block C	7	16	7	<i>nil</i>	
TOTAL	7	16	7	<i>nil</i>	30

- 3.6. The majority of residential accommodation is to be organised around a central podium situated in the northern part of the site – with a ground plus 8-storey residential building (29m high – Block C). The revised Block C footprint results in a proposed building that would be a further 4m away from Seymour House than in all the pre-application iterations and 4m taller than the existing stair tower. This building would act as a visual marker at the Grafton Place and Churchway junction. Low rise town houses (Block D) and mews (Block E) are orientated along the northern and eastern boundaries, responding to the reduced scale of the surrounding residential buildings and daylight/sunlight constraints particular to the northern boundary. The residential podium acts as a continuation of the atrium space, while the threshold to the mews houses has been raised to produce a sense of privacy, community and separation of the office space. The area would be landscaped with a high quality natural stone paving and raised planters and seating, incorporating feature lighting.
- 3.7. Underground disabled car parking is proposed for both office and residential elements of the proposal. Access to this car park would be via a ramp from Churchway.
- 3.8. Public access to the site would be gained from Euston Road and a proposed pedestrian route traversing the site from Churchway linking into Christopher Place.
- 3.9. The proposed development would be primarily serviced by a lay-by on Churchway, just south of its junction with Grafton Place and 12 car parking spaces are to be provided, 7 (including 2 disabled) for the offices and 5 (all disabled) residential spaces.
- 3.10. New paving treatment in accordance with highways authority requirements, is proposed at widths immediately beyond to building lines to the kerb lines of the respective Euston Road and Churchway frontages. This would provide a wider paved area for pedestrians. A section of the proposed lay-by would fall within the demise of the site; however, as the highways authority is to maintain and control its operation, it is recommended that the new Churchway pavement is fully adopted as public highway.

3.11. *Works to the listed Queen-Anne building*

Front elevations

The replacement of UPVC windows by timber sashes, reinstatement of the Euston Road doorcase, reinstatement of the boundary wall, repair of the brick arched link corridors and the removal of what is considered an inappropriate ground floor addition on the Churchway elevation.

Link corridors

The brick arch link corridors were originally open to facilitate the flow of air within the building. These were filled in at various points, with unsatisfactory glazing on the eastern link (adjacent to the bell tower)

and the use of breezeblocks on the Churchway link. Due to the proposed use of this component as offices it is proposed the links formed will remain glazed. The Churchway link is proposed to provide subdivided glazing and would incorporate opening windows/doors with the Euston Road link in plate glass. This is considered acceptable in terms of the effect upon the appearance and architectural integrity of the building.

At the Churchway elevation, it is proposed to replace the non-original high-level solid brick link bridging the two wings of this building, with a simple glazed link, which is considered to be acceptable.

The proposed new buildings would be separated from the historic fabric by a simple glass link on each elevation, which will give the building breathing space and visual separation. These are to be accessed via existing openings in the flank walls. Two new dormer windows are proposed on the Churchway elevation which and these have been detailed to match the existing.

Rear elevation of Churchway block

It is proposed to form a glass atrium over the courtyard to the rear. The rear of the historic buildings will therefore form the western and southern internal walls of this covered space. It was originally proposed to remove the windows on this elevation and replace with either plate glass or glass balconies. As this is likely to compromise the integrity of the listed building, the applicant has subsequently omitted this from the proposals.

Dormers

Two dormers exist on the rear and it is proposed to install two more; this is considered acceptable in principle, although they should be flat top dormers to replicate the existing. The proposals have been amended accordingly.

Rear elevation of Euston Road block

The two bridge links proposed immediately to the rear of the Euston Road wing are to be omitted in order to protect the architectural integrity of the listed building.

Interior

In the main, the historic floor plan and other significant elements such as the stair core and chimneybreasts are to remain intact. There would be minor alterations to non-original internal features on ground, first, second and third floors, with the original oak floor of the Euston Road wing restored after its temporary removal to facilitate the underpinning works.

4. RELEVANT HISTORY

Planning history related to the application site

- 4.1. Permission was granted in 1937 for the erection of the nurses' home block fronting Euston Road. Permissions were granted between 1937 and 1965 for various small alterations and extensions to the hospital premises.
- 4.2. May 2001. App No. PSX0005125. Outline planning permission refused for the redevelopment of the site comprising 16-storey office block (19,600sq m) and residential (2,250sq m).
- 4.3. 16 May 2007. App Nos. 2007/1514/P and 2007/1515/L. Planning permission and listed building consent granted for external works to front elevation and emergency structural works including dismantling and re-erecting the perimeter fence, dismantling and re-building of the southwest bay facing Churchway and associated piling and underpinning.

Planning history related to nearby sites

- 4.4. 8 December 2005. App No 2005/3864/P. Following the satisfactory completion of a s.106 agreement, planning permission granted for: redevelopment by erection of a part four storey plus basement and part eight storey plus basement building to provide a 151 bedroom hotel, 16 affordable/key worker residential units (12 one-bed and 4 two-bed units) and a retail unit (Class A1) at 72 Euston Square, 1-11 Grafton Place and 2-6 Eversholt Street. This proposal is currently under construction.

5. CONSULTATIONS

- 5.1. The following responses have been received and where concerns have been initially expressed, the applicant/developer has sought to provide additional information to address those concerns.

Statutory Consultees

- 5.2. Greater London Authority (GLA): Supports the principle of the amendments but with some outstanding matters that require further work, relating primarily to highway/access issues, energy/sustainability issues and financial contributions to make up for shortcomings in playspace provision. Since the comments were originally made, the applicant has provided additional information that has satisfactorily addressed these issues, the most significant being the submission of: baseline energy efficiency modelling calculations, a full justification of the preferred source of energy for renewables, information to ensure consistency with air quality objectives and confirmation of the provision of a gas back-up boiler rather than an electric one.
The mix of proposed uses is considered appropriate, whilst it is acknowledged that scheme is considered generally policy compliant in terms of: affordable housing provision (when factoring in the viability issues), design/bulk/massing and its relationship with the retained

listed building. Nevertheless the GLA would like to see increased ground floor activity at the base of the residential tower. The applicant has addressed the highway concerns through demonstrating (in addenda to the transport assessment and amended plans) the following: that the development would have no adverse impact upon existing public transport capacity, proving the workability of the proposed on-street lay-by, making satisfactory off-street vehicular waiting arrangements for the access ramp and satisfactory providing cycle parking design and accommodation details. Whilst the GLA has requested that the applicant explore the possibility of making financial contributions to public transport, the development would not any impact on public transport capacity that would justify such a contribution.

- 5.3. English Heritage: No objection in principle to the demolition of the later additions and the proposals to repair and restore the listed hospital building is welcomed. As far as the design and appearance of the proposed development is concerned, care must be taken to respect the setting of the remaining (on-site) and adjacent listed buildings. There remain some reservations about how well the strong architectural expression of the tower relates to the setting of the Queen-Anne wing; nevertheless, careful manipulation of form and materials would assist in improving the setting of the listed building and particularly the backdrop to views of the roofscape along Euston Road. English Heritage also suggests that a museum/exhibition space commemorating the hospital should be incorporated into the building. The s.106 agreement would secure this facility permanently.
- 5.4. Victorian Society: No objections in principle, as long as careful consideration given to the restoration refurbishment, and the setting of the listed building.

Conservation Area Advisory Committee

- 5.5. Bloomsbury CAAC: Objects to the principle of the proposals, particularly the scale of the office building. It is considered that the setting of the listed building is adversely affected, i.e. "engulfed".

External Consultees

- 5.6. City of Westminster: No comments made, as the scheme would have no impact on their borough.
- 5.7. London Borough of Islington: No objections
- 5.8. City of London: No objections
- 5.9. London Borough of Greenwich: No objections
- 5.10. London Borough of Southwark: Acknowledged receipt of consultation letter, but comments received at time of writing.

- 5.11. Crossrail: No comments made
- 5.12. Thames Water: No objections in principle subject to conditions relating to satisfactory surface water drainage and water supply capacity provisions.
- 5.13. Commission for Architecture and the Built Environment (CABE): No comments received at the time of writing.
- 5.14. Twentieth Century Society: No comments received at the time of writing.

Local Groups and Interests

- 5.15. EGA for Women:
The response is in the form of a detailed submission, which provides in-principle support, but with several provisos relating to the proposed treatment of, impact upon and future use of the listed building.

Site regeneration and development approach/proposed permanent exhibition to commemorate the hospital's founder

Requests that the development take account of the historical importance of the site and that the memory of Elizabeth Garrett Anderson be preserved and commemorated by a permanent exhibition in the restored listed building.

Design assessment

Concern raised about the proposed fenestration treatment of the rear windows in the restored listed building and reworked windows on its Churchway elevation. When the proposals were first submitted the rear windows were proposed to be removed and replaced by plate glass, whilst inappropriate pediments proposed for Churchway elevation. Concern about atrium bridge links to the front and rear of the atrium, particularly to the front, where this treatment adversely affects the architectural appearance of the listed building. Concerns about the plate glass treatment between the main body of the listed building's Euston Road frontage and its eastern turret. The lowering of the floor to the listed building is considered unnecessary, with the potential to affect the room proportions.

- 5.16. Medical Women's Federation: Support expressed for the principle of a permanent permanent exhibition in the restored listed building.

Adjoining Occupiers

Number of Letters Sent	358
Number of responses Received	
Number of electronic responses	

Number in Objections	9
Number of Support	7
Number of comments	22

- 5.17. *The Speech, Language and Hearing Centre*: Concerned about the potential for a route through the application site, which would utilise a former right of access (Christopher Place) that the school uses as an amenity (children's play) area.
- 5.18. Letters of objection received from occupiers of Somerton House, on the following grounds: adverse impact and lack of daylight assessment, potential loss of light, loss of view, loss of privacy, sense of enclosure, potential of office block to deflect road noise towards residents.
- 5.19. Letter received from occupier of Chalton Street objecting on grounds of: principle, insufficient changes as a result of public exhibition/DC forum height/bulk/massing, adverse impact, overshadowing, potential loss of outlook.
- 5.20. Initial objection from (ward) Councillor Robinson. Since DC Forum, qualified support for the proposals and reassurance sought regarding: accessibility of residential units, community safety (opposition to respect of route through the site) car park access, financial contributions and noise & disturbance during construction. Strong objection from (ward) Cllr Hai on the grounds of potential overlooking to the residents of Somerton House.
- 5.21 Letter of support received from St Pancras Church.

6. POLICIES

6.1. **Central Government Guidance**

- Planning Policy Statement 1 (PPS1: General Principles)
- Planning Policy Statement 3 (PPS3: Housing)
- Planning Policy Statement 6 (PPS6: Town centre and Retail Developments)
- Planning Policy Guidance Note 13 (PPG13: Transport)
- Planning Policy Guidance Note 15 (PPG15: Planning and the Historic Environment)
- Planning Policy Statement 22 (PPS22: Renewable Energy)
- Planning Policy Statement 23 (PPS23: Planning and Pollution Control)
- Planning Policy Guidance Note 24 (PPG24: Planning and Noise)

6.2. **London Plan**

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough housing targets
- 3A.5 Large residential developments
- 3A.7 Affordable housing

3A.8 Affordable housing
 3A.15 Social infrastructure and community facilities
 3B.1 Developing London's economy
 3B.2 Office demand and supply
 3B.3 Office provision
 3B.4 Mixed use development
 3B.12 Improving the skills and employment opportunities for Londoners
 3C.1 Integrating transport and development
 3C.2 Matching development to transport capacity
 3C.16 Tackling congestion and reducing traffic
 4A.7 Energy efficiency and renewable energy
 4A.8 Energy assessment
 4A.9 Providing for renewable energy
 4B.3 Maximising the potential of sites
 4B.4 Enhancing the quality of the public realm
 4B.6 Sustainable design and construction
 4B.8 Tall buildings - location
 4B.9 Large-scale buildings – design and impact
 4B.10 London's built heritage
 5B.2 Development in the Central Activities Zone
 5B.5 Areas for Intensification in Central London

6.3. Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' views as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan, which in this context means the UDP 2006 (also referred to as the Replacement UDP) and the London Plan 2004 taken as a whole together with other material considerations.

6.4. **Camden Replacement Unitary Development Plan 2006**
 S1 S2 S3 Strategic policies: sustainable development (*proposal acceptable*)
 S4 S5 S6 Strategic policies: housing (*proposal acceptable*)
 S7 Strategic policy: built environment (*proposal acceptable subject to s.106*)
 S14 Strategic policy: economic activities (*proposal acceptable*)
 S15 Strategic policy: community uses et al (*proposal acceptable subject to s.106*)
 SD1A & B Quality of life/Regeneration (*proposal acceptable*)
 SD1C Access for all
 SD1D Community safety (*proposal acceptable*)
 SD2 Planning obligations (*proposal acceptable**)
 SD3 Mixed use development (*proposal acceptable*)
 SD4 Density of development (*proposal acceptable*)
 SD5 Location of development with significant travel demand (*proposal acceptable*)
 SD6 Amenity for occupiers and neighbours (*proposal acceptable**)

SD7B Light, Noise and vibration pollution (*proposal acceptable*)
SD8 Disturbance from plant and machinery (*proposal acceptable*)
SD8B Disturbance from demolition and construction (*proposal acceptable subject to s.106*)
SD9A Air quality (*proposal acceptable*)
SD9B Water quality (*proposal acceptable*)
SD9C Use of energy and resources (*proposal acceptable subject to s.106*)
SD9D The use of recycled and renewable building materials (*proposal acceptable*)
SD12 Development and construction waste (*proposal acceptable*)
H1 New housing (*proposal acceptable*)
H2 Affordable housing (*proposal acceptable subject to s.106*)
H3 & H4 Protecting existing housing and affordable housing
H7 Lifetime homes and wheelchair housing (*proposal acceptable*)
H8 Mix of units (*proposal acceptable*)
B1 General design principles (*proposal acceptable subject to s.106*)
B2 Design and layout of development large enough to change their context (*proposal acceptable subject to s.106*)
B6 Listed buildings (*proposal acceptable*)
B7 Conservation areas (*proposal acceptable*)
B9 Views (*proposal acceptable*)
N4 Providing public open space (*proposal acceptable subject to s.106*)
T1B Transport assessments (*proposal acceptable*)
T2 Capacity of transport provision (*proposal acceptable subject to s.106*)
T3 Pedestrians and cycling (*proposal acceptable*)
T4 Public transport (*proposal acceptable*)
T7 Off street parking, city car clubs and city bike schemes (*proposal acceptable*)
T8 Car free and car capped housing (*proposal acceptable subject to s.106*)
T9B Impact of off-street parking (*proposal acceptable*)
T12 Works affecting highways (*proposal acceptable subject to s.106*)
T16 Movement of goods (*proposal acceptable*)
R1B Food, drink and entertainment (*proposal acceptable*)
R2 General impact of retail and entertainment uses (*proposal acceptable*)
R3 Assessment of food and drink uses and licensed entertainment (*proposal acceptable*)
E1 Location of business uses (*proposal acceptable*)
C3 New leisure uses (incl play facilities) (*proposal acceptable subject to s.106*)
C4 Protecting existing provision (*proposal acceptable*)
Appendix 1: Noise and vibration thresholds (*proposal acceptable*)
Appendix 6: Parking Standards (*proposal acceptable*)

6.6. **Supplementary Planning Guidance/Documents**

Revised Planning Guidance for Central London (SPD) - *adopted October 2007*

7. ASSESSMENT

- 7.1. The principal considerations material to the determination of this application are summarised as follows:

- Principle of proposed uses
- Design and conservation issues
- Transport, accessibility and servicing considerations
- Residential amenity issues
- Renewable energy/sustainable design & construction
- Social and community infrastructure
- Local labour agreements
- Community safety
- Educational contributions
- Other considerations

7.2. PRINCIPLE OF PROPOSED USES

7.2.1 Location

Key points: Application site identified as site No.11 in the Replacement UDP's site schedule, and lies within the UDP-designated Central London Area and within the Central Activities Zone, as identified in the London Plan. The development of a mix of business and residential uses with a small retail element, would comply with London Plan policy

The only Replacement UDP designation within which the site lies, is the Central London Area. The site is identified as no. 11 in the Replacement UDP site schedule the preferred use is mixed-use including residential. The Central London Area is identified for major travel generators and business development and the proposal requires a Transport Assessment to fully examine its impact. The site is located within one of the Central London Frontages and consequently, the location is considered appropriate for business development and for an element of retail/food and drink the scale of which would not have an adverse effect on the vitality and viability of the existing or surrounding area".

7.2.2. Proposed office floorspace

UDP and London Plan policies support the principle of business/commercial uses at this location, so long as they are sensitive to other use requirements

As referred to above, the site is within the Central London Area (as designated in Camden's Replacement UDP) and the Central Activities Zone (as identified within the London Plan). The London Plan states that within the Zone "*boroughs should accommodate commercial development associated with business, tourism and retail...taking into account of local amenity, land use mix and transport capacity, developments will be expected to maximise density*". Commercial development is encouraged within the Central Activities Zone.

- 7.2.3. Replacement UDP policies SD3 and E1 state that the Council aims to encourage mixed use development, including residential use, which

support the role of the Central London Area as a world business and commercial centre. The policies also state that this demand for business and commercial development will be balanced against the interests of conservation, residential amenity, and the objective of increasing housing provision.

7.2.4. The proposed office led-development comprising the introduction of a significant amount of floorspace to replace the former hospital activity, represents a use that would be appropriate within the Central London Area; and would be in accordance with the broad policy objectives of the Council for this area of the borough, subject to other considerations.

7.2.5. ***Loss of housing***

There is an acknowledged and confirmed loss of 280sq m of existing residential

UDP policies H3 and H4 resist the loss of housing generally, and explicitly resist the loss of housing within residential institutions (class C2), including hospitals. They are geared specifically to prevent the loss of nurses' housing and to restrict C2 uses within their own use class. The guideline split for replacement affordable housing remains 70% social rented and 30% intermediate, with allowance for a different mix where this is needed to replace existing social rented or intermediate housing. The nurses' home would be considered as intermediate housing if operating now. It was originally thought that 1400sq m of residential floorspace (said to date from 1985) was accommodated in the nurses' home. However, the applicant has confirmed that at the time of the hospital's closure in 2001, approximately 280sq m (gross) was in use as nurses' accommodation, i.e. one storey. This is reinforced by the signed affidavit submitted (by UCLH) on behalf of the applicant. On the basis of policies H3 and H4, and in the absence of any contradictory information, there is a need to replace **280sq m** of intermediate housing (possibly partly with social housing). It should also be noted that at the time of closure, ancillary floorspace may have been used by the EGA hospital for purposes other than nurses' accommodation.

7.2.6. It is indicated that replacement space has already been provided as follows: Bonham Carter House/ Warwickshire House. This is at 52 Gower Street, is managed by the Genesis Housing Group for the NHS Trust and has 222 rooms. John Astor House is at 3 Foley Street (Westminster), off Cleveland Street, is also managed by Genesis for the Trust, and has 350 rooms. These do not appear to be recent additions to the housing stock. In 2005, UCLH, the previous occupier, indicated that student nurses, who had hitherto occupied the EGA nurses' home prior to its closure, would now seek student accommodation via an academic institution such as UCL, as they are no longer employed by hospitals whilst in undergraduate training.

7.2.7. **Provision of residential accommodation**

Key points: Replacement UDP policy SD3 indicates that where developments 200sq m+ net increase in commercial (employment) floorspace that 50% of floorspace uplift should be residential. Scheme provides for 52% of total uplift on the assumption that the loss of (affordable) housing is 280sq m (gross)

Policy SD3 specifically seeks a contribution to the supply of housing from Central London developments that add floorspace, with a negotiating target of up to 50% additional gross floorspace for housing. This is in conjunction with the requirement to retain existing housing under policy H4, as well as a contribution to additional housing from the increased floorspace.

- 7.2.8. In this instance, the proportion of residential uplift has to take account of the loss of 280sq m of existing residential. Of the gross increase of 6,693sq m, non-residential gain 3,198sq m (48%) whilst the residential gain would be 3,495sq m, which would comply with the objectives of policy SD3.

7.2.10. **Proportion of affordable housing**

Replacement UDP policy H2 states that up to 50% of new housing in major schemes should be affordable. 46% of the floorspace of the proposed new housing is affordable. The guideline split for affordable housing floorspace should be 70% social rented and 30% intermediate. Social rented provides 82% of the affordable housing

The policy seeks 50% affordable housing (as a target). Camden Planning Guidance (CPG) provides for this to be calculated by floorspace to achieve large family units in the social rented sector. As a guideline, the policy seeks an affordable split of 70% social rented and 30% intermediate housing. CPG indicates that this may also be calculated by floorspace. The applicant has stated that it is physically possible to accommodate 50%. However, the scheme offers a smaller contribution in recognition that the scheme is very far from being viable, due to the financial costs associated with the retention and refurbishment of the listed building (and the attendant planning benefits for doing so). No breakdown schedule of the proposed gross residential floorspace (3775sq m) has been provided, as this would include circulation/core space and distort the proportions of living space. A schedule of *net internal* residential floorspaces has been provided separately and shows the following split: market total 30 units (1,352 sq m), social rent total 14 units (940 sq m), intermediate total 3 units (208 sq m). Of this grand total of 47 units (2,500 sq m), 17 units (1,148 sq m) would be affordable. The resulting proportions by proportions by floorspace would be: market – 54.1%, social rented – 37.6% and intermediate – 8.3%.

- 7.2.11 As an isolated housing scheme on a previously non-residential site, this would be a good affordable housing offer. Replacement of the previous residential element results in a proportion of 46% affordable housing, which is an acceptable in this instance, given the need to replace existing housing *and* retain and refurbish the listed building. Within the affordable element, 82% social rented accommodation is

achieved, compared with the 70% target.

7.2.12 **Mix of units proposed**

Key points: UDP policy stresses the importance of providing an appropriate mix of small and large dwellings. The residential units would be accommodated in four blocks. Camden Planning Guidance indicates that 80% of social rented accommodation should have at least 2 bedrooms and that 50% should be 3-bedrooms+.

An appropriate mix is sought, with large and small units. The mix provided is laid out as follows

The schedule's breakdown of units is as follows:

Block C	CHURCHWAY TOWER <i>Market - 7 x studio, 16 x 1-bed, 7 x 2-bed</i> <i>Social rent - 2 x 3-bed</i>
Block D	TOWNHOUSES <i>Shared ownership – 2 x 2-bed</i>
Block E	MEWS <i>Social rent - 2 x 1-bed, 3 x 2-bed, 1 x 4-bed</i> <i>Shared ownership – 1 x 2-bed</i>
Block F	EUSTON ROAD SLIVER <i>Social rent - 4 x 1-bed, 2 x 3-bed</i>

7.2.13 In the market element, there are no 3-bed units and only seven 2-bed units (23%). The focus on small units is understandable given the nature of the area, provision within a 9-storey tower and the likely cost of accommodation. The two-bed units could potentially accommodate children if purchasers desired to occupy them in that way. The market mix is considered to be acceptable in terms of policy in the context of the scheme. More guidance on affordable mix is given in Camden's Planning Guidance. For intermediate housing, this seeks a proportion of 2-beds, and a proportion of smaller units. For social rented housing, the CPG seeks 50% 3-bed plus and 30% 2-bed.

7.2.14 The three intermediate units offered are all 2-bed. Although this will make them more expensive to occupiers, there is a need for intermediate housing for new families, so that the omission of smaller-sized units in this context would be acceptable.

7.2.15 The social rented units provided are: one 4-bed (7%) four 3-bed (29%) three 2-bed (21%) and six 1-bed (43%). The provision of a 4-bed unit is welcomed by CPG and of great benefit to the offer, as it has direct front door access from the mews/townhouse podium and a private rear garden. The provision of large family units and of 2-bed units falls below the 80% target, but very high child densities would not be appropriate on a site which has such limited opportunities for external private amenity space and limited nearby playspace. There is a high proportion of 1-bed units, particularly four units with the Block F Euston

Road sliver. However, additional 3-bed units would not be appropriate, as private external space is only available at roof level. Furthermore, intermediate units would not be appropriate in this block, given that the lifts would generate additional service charges that are not passed on for social rented accommodation. Overall, the social rented offered provides some very large family units, which account for 57% of this tenure and is considered acceptable in this context.

7.2.16 **Viability**

The scheme makes a loss even with an affordable housing offer 46%, due primarily to the land acquisition outlay incorporating the costs of listed building restoration

Policy H2 requires the submission of a viability assessment to justify any shortfall in the 50% target, this is normally required when the proposals are for a residential-only development. The difficulty in strictly applying the '3-Dragons' financial to justify an affordable housing shortfall in mixed-use schemes, stems primarily from having to factor in office build costs, which distort the calculations.

Furthermore, the land acquisition outlay (£18.5m) has to factor in the significant costs of retaining and refurbishing the listed building (£5m).

7.2.17 The affordable housing shortfall is small at 4%; nevertheless, a '3-Dragons' financial assessment has been provided, with a separate component that considered the commercial element. The financial appraisal was submitted to demonstrate that the acquisition costs (including listed building works) are such that the proposals would not break even (even with the commercial cross-subsidy) and that the various scenarios submitted show varying degrees of loss. For the scheme to break even, one would have to assume an acquisition cost that could not represent a true market value for the site, even in the event of the listed building being demolished to facilitate redevelopment. Re-running the appraisal with a higher affordable element to allow for Housing Corporation grant would slightly reduce the loss. A more valuable (and viable) scheme could only be achieved by: increasing the commercial floorspace at the expense of residential, increasing the overall scale of the development or reducing the listed building restoration costs.

7.2.19 **Accessibility issues**

10% of properties should be wheelchair and all should satisfy Lifetimes Homes

All dwellings are offered as Lifetime Homes, and 10% as wheelchair accessible. The Design and Access Statement addresses the 16 Lifetime Homes standards individually. However, closer examination of the layouts indicates that not all of the units could be capable of being Lifetime Homes. In terms of wheelchair units, there are few single level ground floor units, and only these will meet wheelchair standards. The scheme has been amended to provide the wheelchair units within the larger single-storey affordable housing units. For the market units, there is more flexibility, as a lift is available and the units may be designed so that later alterations can potentially meet

wheelchair (and lifetime homes) standards.

7.2.20 *New amenity/public space provision*

Key points: aim of policy is to ensure that where the requisite on-site amenity space provision is not met, capital and/or off site contributions are secured in line with a standard of 9 sq m per person or a negotiated amount.

Policy N4 seeks the provision of public open space or publicly accessible space, particularly green space, in new developments. In wards such as St Pancras & Somers Town, where there is an open space deficiency, the policy also seeks to ensure that public open space deficiencies are not exacerbated. The need generated by this proposal (including the office component) would be 2232qm in total. This would attract a contribution of £122,760, based on the currently applicable rate of £55 per sq m. The on-site provision of garden (including roof garden) spaces for the larger family units and balconies within the Block C residential tower is considered to count in some way towards satisfying the amenity space needs of those units. The calculation incorporates the London Plan playspace requirements, which relate to 10sq m of floorspace per child, as opposed to the Camden Planning Guidance requirement of 9sq m per person. The applicant has offered £90,000, which in this instance would be an appropriate amount, given the likelihood that £100,000 would be required to contribute to upgrading youth club/play space facilities in the vicinity.

7.2.21 *Access through the site/community safety*

The proposed pedestrian link route through the site to Christopher Place has drawn concerns from Cllr Robinson and the Speech, Language and Hearing Centre (Nos.1-5 Christopher Place). In the past, the EGA hospital and No.6 Christopher Place (as well as the Centre) would have enjoyed unrestricted rights of access to Christopher Place. The redevelopment of the former hospital site seeks to facilitate pedestrian permeability for the benefit of those properties and pedestrians, through improving the pedestrian environment along and parallel to the Euston Road, in accordance with the Clear Zone Initiative (and also expressed in Terry Farrell's public realm proposals for the A501). Gates would be provided at either end of the access route within the site and these would be closed during late evenings and overnight to provide security. In terms of community safety, the proposal is acceptable, subject to the submission of full details regarding external lighting, lighting to entrances and other related measures. The residential and office elements would not be accessed from the through route and residents would access the podium area via a security-coded gate on Churchway.

7.3. *DESIGN AND CONSERVATION ISSUES*

7.3.1. *Design concept/evolution*

Key points: Approach predicated on the basis of achieving good quality design

Numerous options were investigated by the applicant to test building footprint, massing, site permeability, street level activity and amenity space alternatives. Some options included the complete demolition of the listed buildings, as they are in a very poor state of repair. However, through the design evolution process (testing of the Unison brief, the Council's policy requirements and PPG15) the applicant acknowledged that incorporating the retained listed building would augment the proposals. Council officers welcome this approach.

7.3.2. The applicant's response to prevailing officer concerns, officer design advice, advance publicity and presentation at Camden's DC Forum, by reducing the height and footprint of Block C (the main residential building). The revised building is now more slender, two storeys shorter and set a further 4m away from the site's northern boundary and Seymour House and also further away from Grafton Chambers. The resulting form is closer to the *height* of the existing 1960s stair tower and is considered more contextually responsive.

7.3.3. Whilst the loss of the original gap proposed in earlier iterations (between office tower Block A and 124-120 Euston Road) is regrettable, it was necessary to mitigate the loss of residential units arising from the Block C alterations, through the introduction of a 4-storey residential "sliver" (Block F). The loss of the gap is ameliorated through appropriate architectural treatment, including the graduated staggering of the building line where the ground floor of 124-120 Euston Road projects significantly in front of the proposed Block C office tower. At this point there is no discernable building line, thus careful consideration will need to be given to the detailing of the 'forecourt' area in front on the proposed ground floor retail/café, to ensure an active frontage with useable space. The elevational treatment is suitably restrained.

7.3.4. The massing of the proposed scheme, has been created, by filling in the entire boundary with a solid mass and proceeding, by 'carving out' a central space, to allow light, sun and external activity/movement, to penetrate the courtyard heart of the development – forming a wide separation between the residential and commercial components of the scheme. Each building block is subsequently fragmented and scaled in accordance with the proportions of the surrounding urban fabric.

7.3.5. ***Repair/refurbishment of listed building***

The approach to refurbishing and re-using the listed building as part of the development is considered satisfactory

The former Elizabeth Garrett Anderson Hospital for Women was initially built as the New Hospital for Women in 1889-1890 to the designs of John M Brydon. In 1913, a new wing and outbuildings were constructed on the site, in response to the overwhelming demand of women from all over the country coming to the hospital seeking treatment. It was at this time that the facility was renamed as the EGA Hospital. Between 1924 and 1928 another extension by Brumwell

Thomas was constructed, which demolished part of the existing north round block replacing it with a building two storeys higher. Several alterations and additions to the original building were made after this time forming the building envelope that currently stands on the site.

- 7.3.6. As described in the list description for the site, the first generation of the listed buildings are located at the south-west corner of the site, at the junction of Euston Road & Churchway. Many elements of the original building have been removed or altered since it was first constructed. Despite this, the overall characteristics of the Queen Anne style building have been maintained. Despite the listing being based on historic rather than architectural merits, the retention, refurbishment and integration of the listed building element is welcomed and supported.
- 7.3.7. The proposed front elevational treatment is welcomed in listed building terms. The applicant has satisfactorily addressed issues raised by conservation officers through submitting revised plans that show the reinstatement of the truncated chimneys to their original height. These features form a significant part of the building's architecture and their reinstatement would serve to improve the roofscape and 'complete' the composition. This is particularly pertinent given the potential impact of tall buildings in the backdrop.
- 7.3.8. High-level glazed link acceptable, subject to more detailed drawings, including details of the proposed glazing system
The later additions (e.g. inter-war nurses' wing on Euston Road to the east and the 1980s extensions to the north) have been constructed over the last 80 years and contribute little to the setting of the listed building or the character of the immediate context. No objection is raised with respect to the proposed demolition of these elements.
- 7.3.9. ***Setting and appearance of listed building***
In design terms it is essential that the proposed development is sensitive to nearby listed buildings and the adjacent conservation areas. A majority of the external features of architectural merit have been removed, demolished, covered or damaged over the life of the building; however, they provide an important reference to the new proposals on the site. The proposal seeks to rebuild key elements and remove later additions, to restore the building as close as possible to the original building, in particular, external railings, main entrance porch to Euston Road, removal of all UPVC windows and replacement with timber windows to match the originals. Only the first generation building (as per the listing description) is to be retained, repaired and restored. A significant atrium roof is proposed as a method of integrating the 'old' and 'new' elements, which creates a new 'social hub' at the centre of the development. This space will be landscaped with high quality stone flooring and raised planters and seating, incorporating feature lighting. The height of this part of the

proposal has curtailed on officer advice, so as to preclude over-dominance over the roof profile of the listed buildings.

7.3.10 Clearly expressed glass connections are inserted either side of the 'bell tower', to define the division between the existing and proposed – emphasising the prominence of the listed tower on the axis of the new atrium - whilst a glazed 'margin' has been used to define the space between the old and new elements fronting Churchway. This is considered to be a small-scale contemporary approach the restoration of the building, which is considered acceptable.

7.3.11. **Views**

In design terms it is essential that the proposed development is sensitive to local views, key views and landmarks

In terms of the recently adopted SPG: London View Management Framework, July 2007, the site is outside any of the Protected Views originating in the London Borough of Camden. However it is within the *Background Assessment Area (BAA)* of the Protected Vista from *Blackheath (The Point) to St Paul's Cathedral*. The specified 'height for threshold plane (AOD)' for the BAA in relation to this site, is 54.1m. Whilst it is acknowledged that the proposal, is 69.56 metres a.o.d at its highest point (roof of the commercial tower), it is in the context of an existing collection of taller buildings and is considered to be a significant distance away from St Paul's Cathedral, so as to not cause any injurious impacts on the BAA and as such, is acceptable.

Amongst other considerations, the proposed scheme has evolved through careful consideration of localised views to and from the site and the scheme's impact on the surrounding area. The positioning of the proposed taller elements responds to the need to create a visual marker on Churchway and Euston Road. The taller commercial tower (Block A - ground + 9 storeys) situated on the Euston Road frontage responds to the larger scale context of the built form along this major thoroughfare namely: Euston Station, 130-156 Euston Road and the Novotel Hotel. The shorter residential tower (Block C - ground plus 8 storeys) acts as an appropriate scale transition, serving as a strong visual marker on the key approach from Euston Station, along Grafton Place - a marked improvement on the existing and unsightly prefabricated hospital stair tower. The proposed scheme has also evolved in response to local concerns in terms of maintaining localised views of St Pancras Chambers, from Grafton Chambers and the adjacent residential buildings.

7.3.12. **Materials**

The use of reconstituted limestone, recessed glazed panels and vertical shading fins signals a contemporary approach.

It will be necessary to condition the proposed materials of the scheme, to ensure the highest possible quality, including: all external facing materials with respect to the following elements – windows, glazing, doors, facing materials and any boundary treatments. Including any proposed landscaping – both hard and soft elements. A

sample materials board should be erected on site for Local Planning Authority inspection.

7.4. **TRANSPORT/ACCESSIBILITY AND SERVICING CONSIDERATIONS**

7.4.1. **Sustainable transport/Public transport capacity**

Policies ensure large developments should consider their potential impact on existing transport capacity and planned transport provision and to ensure that development, which attracts a significant increase in the number of trips is located in areas of high public transport accessibility

UDP policies T1 and T2 relating to sustainable transport and capacity of transport provision, states that the Council will; “seek to ensure that development which attracts a significant increase in the number of trips is located in areas of high public transport accessibility.” The submitted Transport Assessment provided, among other things, the following: public transport network analysis (which is at peak-time capacity), traffic accident (including pedestrian safety) analysis, methods and initiatives for improving accessibility (with suggested physical measures) and construction management, service management and a sustainable (green) travel plans. Whilst car-borne trips to the development would be minimal, the potential remains for a future increase in trip generation. Nevertheless, the proposal is car-capped, with minimal operational office parking and disabled-only residential and the site is located where the existing public transport network can accommodate the increase in trips. The site has the highest Public Transport Accessibility Level of (PTAL) of 6b (excellent). The capping of parking is in accordance with Replacement UDP policies T8 and T9 and would be secured and maintained via the s.106 agreement.

7.4.2. Nonetheless, the increase in trips will have some impact on pedestrian and cyclist amenity, which should be mitigated through the s106 agreement. The submitted travel plan seeks to enable members of staff to travel to and from the site by sustainable means. Furthermore, it is intended to appoint a Travel Plan Administrator to oversee the continued implementation and progress of the Travel Plan, with ongoing monitoring and assessment. In order to secure the safety of cyclists and pedestrians, the applicant has agreed to provide a new pedestrian crossing across Grafton Place at its junction with Euston Road (which will be secured in the s.106) and officers have advised the transfer to a pedestrian route, of the marked lane on the access ramp originally to be used by cyclists. This can be secured by condition.

7.4.3. **Cycle parking**

Provision would be in accordance with policy

In terms of cycle provision, UDP policy T3 requires developers to provide adequate facilities for cycle movement and parking in accordance with the appropriate development standards set out in Appendix 6. In this instance, for residential, one storage or parking space is required per residential unit for residents, and from a threshold of 20 units, 1 space per 10 units or part thereof is required for visitors. For offices the requirement is 1 space per 250sqm or part

thereof for staff and (from a threshold of 500sq m) a minimum of 2 if any visitors are likely plus any additional spaces needed to bring to bring the total number up 10% of the visitors likely to be present at any time. On the basis of the number of residential units and the commercial floorspace proposed, the expected off street provision (including provision for visitors) would be 52 and 48 spaces respectively. Adequate space is proposed in the basement, which can accommodate an acceptable level of provision and design of cycle parking in accordance with with policy. A condition is recommended requiring the proposed cycle parking to be implemented and retained.

7.4.4. Access, servicing and refuse

Access, servicing and refuse arrangements would be in accordance with policy

Vehicular access to the basement car park/cycle parking area would be via a single-lane access ramp off Churchway. The ramp would be signal controlled, whereby a vehicle wishing to enter the basement whilst one is exiting would be held by a red light. The applicant has satisfactorily addressed highway concerns by providing a sufficient area of off-street waiting space to allow vehicles to exit and prevent obstruction to traffic flows (primarily buses) on this Red Route return. A service lay-by would be created at on Churchway, just to the south of its junction with Grafton Place. The bay is intended to accommodate vehicles up to a 10m rigid truck and refuse lorries. The concerns of the highway authorities and the police revolved around potential for conflicts with east and southbound articulated (and other) buses, which need to turn sharply right from Grafton Place to Churchway, in close proximity to the proposed lay-by. There was also the potential for conflicts with the projected route of the Cross River Tram. These concerns have been allayed by the submission of: estimated service trips, satisfactory swept path analysis and highway authority restrictions on the size of servicing vehicles and loading/waiting times (10m rigid and 10:00am to 4:00pm respectively). Subject to conditions controlling vehicle size and servicing hours, the access and servicing arrangements are considered to be in accordance with policy T12.

- 7.4.5. Provision has been made within the basement for both office and residential refuse/recycling stores. Refuse would be brought to surface level by arrangement of the building managers to allow on-street collection from the Council's refuse collection teams. Officers are satisfied that this can be achieved so as not to represent a danger to highway safety and would be in accordance with policy T12.

7.4.6. Works affecting highways

Service management and construction management plans submitted and will be secured in the s.106 agreement, in accordance with policy

Service & Refuse Management and Construction Management Plans are recommended, through the s.106, to ensure that servicing arrangements are satisfactory and that construction activities are coordinated to minimise, amongst other things, disruption to both vehicular and pedestrian movements, in accordance with policy T12.

7.4.7. Officers are in the process of negotiating and finalising off-site highway improvements. This is to improve the setting of the proposals and to provide a safe environment for those using, accessing and passing through/by the site. There are doors that are proposed to open out onto the Churchway pavement, which should be inward opening to satisfy highway safety. This can be conditioned.

7.4.8. ***Other highways matters***

Other highway issues/works relevant to the scheme would be addressed through highways legislation and through the s.106 agreement

In order to exercise strict control over the lay-by (some of which falls within the applicant's demise, it is proposed to adopt and secure the created footway as public highway back to the building line, through a s.106 agreement.

7.5. ***RESIDENTIAL AMENITY ISSUES***

7.5.1. ***Impact of development on sunlight/daylight to adjoining properties***

The submitted daylight/sunlight report has considered the potential impact of daylight, sunlight and overshadowing

In order to establish whether the degree of daylight loss would be materially harmful, an assessment using the quantitative tests of both the Vertical Sky Component (VSC) and Average Daylight Factor (ADF) principles, is required.

7.5.2. ***Sunlight/daylight***

A BRE sunlight and daylight report commissioned by the applicant assesses the impact of the proposal on the neighbouring residential flats at Seymour House, Grafton Chambers, Wellesley House, Somerton House and selected properties in Chalton Street (Nos, 1, 7 and 15). In general the impact is negligible, but in terms of VSC a few rooms would have their values reduced below 27% VSC and below 0.8 their former value, which BRE considers as being likely to make a noticeable difference. However, the windows so affected are either to non-habitable accommodation (i.e. bathrooms or hallways), secondary sources of light or bedrooms, which are considered as less important than living rooms or kitchens in terms of access to good levels of daylight.

7.5.3. ***Overlooking/privacy issues***

There are no significant overlooking issues arising between the development and flats at Grafton Chambers, Wellesley House, Seymour House and Somerton House. As far as Somerton House is concerned, the distance between it and the proposed Block A office tower would be 38m at their closest points. Furthermore they would be separated by a busy traffic route and there would be no facing habitable rooms.

7.5.4. ***Amenity within the development***

When assessing the amenity of proposed residential units within a development, the most appropriate daylight assessment method is the

'average daylight factor' (ADF). This is a basis for the British Standard recommendations on interior daylighting and provides a more accurate means of measuring the actual daylight level within a room. Adequate access to daylight appears to be achieved for the majority of the units; of the 118 windows assessed, there were 17 failures. To a large degree these (relatively) few failures are due to the limitations of the site, where the residential component is confined to its northern part, and the proposed residential configuration. Despite requests, the windows and units have not been identified, nor have ADF figures been provided for these windows. Nevertheless, it can be assumed that the units affected are those facing north within the Block C residential tower and those facing south and west in Blocks D (townhouses) and E (mews) respectively.

7.5.7 BRE itself states that its guidelines need to be applied sensibly and flexibly. Moreover, these are national guidelines and account must be taken of local factors. In this densely developed location, residents would naturally have an expectation of compromised amenities in certain respects, as a trade-off for the convenience of living in central London. For this reason it is considered that failings in meeting the BRE guideline criteria can be tolerated to a greater extent than elsewhere. In terms of the units assumed to be assessed, all but one of the units within Blocks D and E would have access to their own private gardens and/or a communal roof garden, which goes some way to mitigating the incidences of unsatisfactory light. Furthermore, future residents would be cognisant of the proposed residential layout and make informed choices as a consequence.

7.6. **ENERGY, RESOURCES AND BIODIVERSITY**

Key points: policies seek to reduce carbon emissions and improve resource use. The proposal adequately meets the LPA's policies on energy, resources and sustainable design and construction

7.6.1. London Plan and Camden UDP policies seek to reduce carbon emissions caused by development in an attempt to meet national and regional carbon emissions targets. This is sought through 3 methods: reducing energy use through energy efficient design; the use of renewable energy through on-site renewable energy generation; and supplying energy efficiently, such as locally generating sources of heat and power. The Replacement UDP also encourages efficiency in resource use, such as water and materials. Furthermore, policy B1 encourages sustainable design by promoting energy efficiency and efficient use of resources for all developments.

7.6.2. An energy statement (with subsequent addenda) has been provided that incorporates energy efficiency measures as part of the façade and building footprint. The approach incorporates passive design elements such as thermal mass and maximum daylight to stairwells and lobbies and mechanical systems such as heat recovery from the proposed office plant. The statement indicates a 56% carbon saving beyond the current building regulations for the office component and a 22% saving

for the residential component (against the London Renewables Toolkit baseline) prior to the use of renewable energy. The London Plan acknowledges that in a redevelopment scheme, the largest single contribution to carbon reduction is through the energy efficient design of the new buildings. This energy efficient approach is supported. Nevertheless, the performance of buildings designed to be energy efficient should be augmented by the continued use of renewable energy sources.

- 7.6.3. Each component of the scheme would use its own heating and cooling infrastructure and whilst the office component uses a heat recovery system. The residential element would incorporate a biomass boiler, which would (combined with a limited number of solar panels) would provide 20% of the development's predicted energy requirements, in compliance with policy. Biomass boilers are not the Council's preferred renewable technology, given that the Borough is an Air Quality Management Area and the high volume of passing traffic means that Biomass fumes could combine with poor quality air to produce particulates potentially damaging to people's health. However, the applicant has investigated the use of other technologies and in this instance biomass is considered the most appropriate, as the site's predicted residential electricity need is insufficient to justify a CCHP system. Other systems, such as ground-source heat pumps were rejected, as this would save 3% less carbon than biomass; and cannot be linked into any future decentralised energy network.

The applicant is proposing to use the latest technology in biomass boilers (which is developing all the time) and the boiler would be compliant with the requirements of the Clean Air Act. Environmental health officers and the GLA raise no objections, as long as the type of biomass boiler specified is maintained as such.

- 7.6.4. The applicant is investigating the future potential of linking up with the Kings Cross CHP system to provide: a more centralised energy source, greater carbon reduction and a reduction in the costs of supplying energy.

7.6.5. **Sustainability**

UDP policies require that a BREEAM (BRE's Environmental Assessment Method) be carried out to assess the sustainability of the scheme in relation to a range of criteria such as energy efficiency, water consumption, public transport accessibility, onsite recycling facilities and use of recycled materials. BREEAM and EcoHomes pre-assessments have been completed for the two primary components of the development.

- 7.6.6. The pre-assessment for BREEAM demonstrates that the office component would produce an "excellent" rating, For the residential component, the pre-EcoHomes assessment predicts a "very good" rating, with a Level 3 rating against the Code for Sustainable Homes Although BREEAM and EcoHomes submissions are satisfactory on

Overall, these ratings are considered to be acceptable.

7.6.7. **Water**

Additional information has been provided that confirms the applicant's commitment to rain water harvesting. A 119 cubic-litre tank is proposed and is designed to average monthly and annual rainfall. It is recommended that the system should also be designed to meet the 1 in 100 storm event, double as an on-site detention system and should be extended to collect water from any cooling towers using a filtration method. The system should also be adapted to incorporate water collection from green roofs.

7.6.8. **Air Quality**

Key points: Potential exposure to poor air quality should be minimised through appropriate layout and design solutions, which in this instance are considered acceptable

Replacement UDP policies EN8 and SD9A seek to ensure the development does not adversely harm air quality. The proposals are located in an area designated as an Air Quality Management Area, with a primary frontage to a busy major road. Air quality is poor as a result and exceeds target levels. According to the NSCA (National Society for Clean Air and Environmental Protection) Guidance¹, in cases where a development is important for the regeneration of the area, developers should seek to minimise exposure through site layout or building design. In this instance the residential component would be located to the north (rear) of the site, away from the busy Euston Road and adjacent to existing residential. The layout is considered to be acceptable.

7.6.9. **Waste/recycling**

The applicant should provide construction and operation waste plans, which should be secured in the s.106 agreement.

7.6.10 **Biodiversity**

The proposals incorporate green roofs (on the 5-storey elements of Block A and Blocks D and E) with fertile grassland to enhance what is a biodiversity-deficient area. There would be rainwater collection from the hard roof surfaces. Further details are nevertheless required to ascertain the precise nature of the proposed water retention and collection methods and wildlife garden planting. The applicant is therefore requested to submit a landscape/biodiversity action plan prior to construction, in order to satisfy the requirements of policy N5 and to maintain appropriate biodiversity facilities. This is to be secured in the s.106 agreement.

7.7. **OTHER CONSIDERATIONS**

7.7.1. **Education**

Within the adopted Camden planning Guidance, all residential new build, change of use and conversion development proposals where the scheme involves the net increase of 5 or more dwelling units will be

expected to provide a contribution towards education provision for the children likely to be housed in these new dwellings. The contribution sought will be proportional to the number and size of dwellings proposed. Contributions will neither be sought for affordable housing, nor single-bedroom dwellings; the latter is unlikely to provide accommodation for children. Where a scheme includes a mix of single-bedroom and larger units, a contribution will only be sought for the larger units. In this instance the contribution would apply to the 7 two-bed private flats, which would result in a capital contribution of £22,036. The applicant has made £90,000 available for education contributions.

7.7.2. Noise, pollution and land contamination issues

Consideration should be given to treating any proposed plant and machinery in such a way as to minimise noise disturbance to occupiers and nearby residents, in line with PPG24 and policy SD7B. The acoustic report specifies a plant noise limit, which will need to be achieved by any new equipment that is installed. Further details are required regarding the proposed plant, with confirmation from the consultants that the new equipment will satisfy Environmental Health criteria. Site within contaminated land and condition attached to ensure and investigation carried out prior to works commencing on site.

7.7.3. Sustainable communities and regeneration

Community & regeneration - Reducing unemployment and addressing issues associated with being out of work, is a priority within Camden's Community strategy (target 52) and one of the cross-cutting themes of Camden's recent Local Area Agreement (LAA), Neighbourhood Renewal strategy, and Social Inclusion Strategy (with particular reference to ensuring that redevelopment opportunities increase employment opportunities for all). The site falls within the Camden Central, which is a deprived neighbourhood and it may be appropriate to seek contributions towards the NRA. A case can be made for a contribution to local community facilities through a s.106 agreement, as community facilities in the neighbourhood are already stretched to meet the demand from the existing population; this is particularly true of play and youth facilities which meet the needs of children and young people.

7.7.4. The 47 new flats in the development include 18 flats with two or more bedrooms which are likely to be occupied by families with children. This development, in conjunction with others in the vicinity, would result in an increase in resident numbers, and would be likely to place added pressure on facilities and services in a deprived neighbourhood. As the proposals would neither accommodate dedicated internal community space, nor provide suitable external children's play space, a financial contribution could be justified in so far as this would mitigate the impact of the development.

7.7.5. The applicant has identified that £150,000 of their planning obligations “fund” could contribute to community facilities. It has been suggested that part or all of this be used to upgrade facilities at the Plot 10 youth club/play centre, at the corner of Chalton Street and Polygon Road. It is owned by the Council and run by a voluntary sector organisation. This is the closest such facility is the closest play centre is the closest one to the application site, approximately 500m away. The applicant has not agreed an amount, but Camden officers have indicated that a contribution of £100,000 is appropriate and comparable with schemes of a similar size and nature.

7.7.6. ***Employment and training***

The development would have the potential to make a meaningful contribution towards the objective of reducing unemployment. The Council, in liaison with applicant/developer and their main contractors, seek an agreement to offer training and employment opportunities to local unemployed people during the construction phase of major developments and to source goods and services from local businesses. This would be secured through the s.106 agreement.

8. CONCLUSION

8.1. The proposed development offers significant benefits in terms of: maximising the potential of urban land in an accessible, central location and delivering much-needed housing, particularly affordable housing of an acceptable mix. The scheme would also deliver a significantly improved setting around the site, including: a public route through the site, breakout/amenity space for the office workers, a mews-style street and a refurbished and restored listed building with publicly accessible exhibition space. Suitable contributions to such matters as education, open space and other highway measures would be made. The proposals would be constructed to the highest energy-efficient standards and make good use of renewable energy, include sustainable measures such as: heat recovery (for the office component) green roofs and good level of achievement under the Code for Sustainable Homes. The general design approach is considered to be satisfactory in delivering a high quality development and providing a more balanced mix of uses that would regenerate the application site and provide a pleasant environment in which to live, work and pass through. There is no objection to the demolition of the buildings listed by association nor to the listed building restoration works.

8.2. On the basis of the aforementioned comments and assessment, it is considered that the revised proposal is an appropriate, contemporary response to the redevelopment potential of the site, particularly given that the buildings (other than the retained Grade II Listed building) are of little architectural merit. It is considered to address a range of issues and concerns raised, in a responsive and considered manner

and therefore approval is recommended.

9. LEGAL COMMENTS

9.1. Members are referred to the note from the Legal Division at the start of the Agenda.

10. HEADS OF TERMS FOR S106 LEGAL AGREEMENT

- Payment of the Council's reasonable costs
- Contribution to s.106 monitoring of £500 per head of term
- Retention of 17 identified affordable housing units for occupation by tenants of a Registered Social Landlord and to be managed by a Registered Social Landlord (or similar) in perpetuity
- Education contribution of £22,036
- Car capped housing agreement
- Public realm and highway improvements contribution to be garred btween the applicant and the highways authorities (including TfL), [A figure of £500,000 has been suggested but not agreed at the time of writing]
- Pedestrian crossing contribution of £50,000
- Provision of Traffic Management Plan
- Open space contribution of £122,360
- Community facility contribution of £100,000 to upgrade facilities at the Plot 10 Play Centre or an alternative withinthe vicinity (not yet agreed)
- Provision of a Public Art Plan to include façade treatment of residential refuse store at ground floor level, or an alternative agreed by the Council
- Publicly accessible museum/exhibition space
- Use of museum/exhibition space or alternative meeting room by local community groups (at no cost) outside offoce hours. An associated Community Use Plan outlining agreed hours of opening, but not less than 100 ocassions per annum
- Investigation of the feasibility of linking to a local energy network, with a timetable for implementation if this is feasible

- Residential and Commercial Green Travel Plans, to ensure that occupiers adopt sustainable transport practices
- Demonstration that completed development has been constructed and fitted out in accordance with provisions contained in BREEAM, EcoHomes and Code for Sustainable Homes design stage assessments
- Provision of Service, Refuse and Construction Management Plans (the latter incorporating Code of Construction Practice, including amelioration/monitoring measures over construction traffic, to be submitted to the Local Planning Authority for approval prior to implementation of the development}
- To secure local employment and training opportunities to local unemployed people during the construction phase and to source goods and services from local businesses
- Submission of Energy and Sustainability Plan outlining the maintenance and sourcing regime for the biomass boiler and to secure the provision of a gas back-up boiler
- Submission of a Biodiversity Action Plan including details of green roof design and details of plant species; and any other measures to enhance local biodiversity, which shall be provided and maintained for the lifetime of the development
- The submission of a public access plan to secure access through Christopher Place between the hours of 8:00am to 8:00pm.
- Establishment of a community working group during construction period

11. RECOMMENDATION 1:

- 11.1. That subject to the Council not being directed to refuse the application following referral to the Mayor, to grant planning permission subject to conditions and s.106 legal agreement as set out in the Heads of Terms above.

12. RECOMMENDATION 2:

- 12.1. That in the event of the s.106 Agreement referred to in Recommendation 1 not being completed within 2 months of this decision, the Head of Development Control be authorised to refuse the application on grounds that the provisions set out in section 10 regarding the legal agreement have not been secured.

CONDITIONS:

TIME LIMIT

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

REASON: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

MATERIALS/SAMPLES

2. Detailed drawings at a scale of 1:20 [including sections, all elevations and plans where appropriate] and/or samples of materials, as appropriate, shall be submitted to and approved in writing by the local planning authority before the relevant parts of the work are commenced, and the approved details/materials shall thereafter be implemented and retained:

i) All external facing materials with respect to the following elements: windows, window openings [including surrounds and cills], glazing, balconies/terraces, balustrading, doors, facing materials (inc stonework), render, louvres, roof materials and green roof elements. A sample materials board of these details shall be displayed erected and maintained on site throughout the construction period;

REASON: In order to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1, S2 and B1 of the Camden Replacement Unitary Development Plan 2006.

LISTED BUILDING ISSUES

3. Detailed drawings of works to the listed building at a scale of 1:10 and/or 1:20 [including sections, all elevations and plans where appropriate] and/or samples of materials, as appropriate, shall be submitted to and approved in writing by the local planning authority before the relevant parts of the work are commenced, and the approved details/materials shall thereafter be implemented and retained, specifically:

i) Proposed works to all windows (rear Churchway and Euston Road and dormers) link corridors, all glazing, chimney height reinstatement, oak floor reinstatement and front elevational treatment (Churchway and Euston Road).

REASON: In order to define the permission and to safeguard the appearance of the retained listed building in accordance with policies B1, B3 and B6 of the Camden Replacement Unitary Development Plan 2006.

ARCHAEOLOGY

4. Any necessary geotechnical pits that are excavated for engineering purposes should be monitored by a competent archaeological organisation to determine the levels of natural deposits and the levels of truncation across the site.

REASON: In order define the permission and to ensure that the development is undertaken in accordance with the requirements of policy B8 of the Camden Replacement Unitary Development Plan 2006.

EXISTING/PROPOSED LEVELS

5. Details of proposed slab levels of the development, in relation to the existing and proposed levels of the site and the surrounding land, shall be submitted to and approved by the local planning authority before development of the relevant part commences. The development shall not be carried out other than in accordance with such details as approved.

REASON: In order to ensure that the height of the development is no greater than indicated on the approved drawings, so as to protect the availability of light enjoyed by nearby residential premises, in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

LANDSCAPING/TREES

6. No works in respect of the development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas for the respective parts of the development have been submitted to and approved by the local planning authority. Such details shall include any proposed earthworks including grading, mounding and other changes in ground levels.

REASON: In order to safeguard the appearance of the premises and the character of the immediate area, in accordance with the requirements of policy B1 of the Camden Replacement Unitary Development Plan 2006.

7. Prior to occupation of the proposed development, all hard landscaping works in the street forecourts shall be carried out to a reasonable standard in accordance with Condition 5 (unless otherwise agreed by the LPA) and all soft landscaping shall be carried out by not later than the end of the planting season following completion of the development or any phase of the development. 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.

REASON: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme, in accordance with the requirements of policy B1 the Camden Replacement Unitary Development Plan 2006.

PLANT AND AMENITY

8. No meter boxes, flues, vents, pipes or satellite dishes shall be fixed or installed on the street and return elevations of the new buildings or any elevations of the listed building without the prior consent of the local planning authority.

REASON: To define the permission and to safeguard the appearance of the premises and the character of the immediate area, in accordance with the requirements of policies B1, B3, B6 and B7 of the Camden Replacement Unitary Development Plan 2006.

9. Details of plant to be installed and/or relocated (including sound attenuation and acoustic isolation from the structures) shall be submitted to and approved by the local planning authority prior to commencement of each part of the development. The development shall only be carried out in strict accordance with such approved details, including specified maximum noise levels, and thereafter maintained.

REASON: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policy SD7 of the Camden Replacement Unitary Development Plan 2006.

10. No plant, ventilation, air conditioning, extraction or other such equipment shall be provided other than where specified on the plans without the prior written consent of the local planning authority

REASON: To safeguard the visual amenity of the proposed and the area generally, in accordance with the requirements of policies S1, S2 and B1 of the Camden Replacement Unitary Development Plan 2006.

11. At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

REASON: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

OTHER ENV HEALTH CONDITONS

12. Before the use commences, details of the method of storage and waste removal (including recycled materials) shall be submitted to and approved in writing by the local planning authority and the approved method shall thereafter be maintained.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policies SD6 of the Camden Replacement Unitary Development Plan 2006.

13. No development shall take place until
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for the approval by the local planning authority.
 - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the local planning authority.
 - c) The applicant shall notify the local planning authority when remediation works commence. All approved remediation measures shall be implemented strictly in accordance with the approved details.

REASON: To protect future occupiers of the development from the possible presence of ground contamination in accordance with the requirements of policy SD10B of the Camden Replacement Unitary Development Plan 2006.

ENERGY/SUSTAINABILITY/BIODIVERSITY

14. The proposed residential biomass heating system, including fuel storage and access arrangements, shall be fitted out and maintained in strict accordance with the submitted Energy Demand Assessment

unless otherwise agreed in writing by the local planning authority.

REASON: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with the requirements of policy SD9 of the Camden Replacement Unitary Development Plan 2006.

ACCESS/PARKING/PEDESTRIANS

15. Notwithstanding the submitted plans hereby approved, the cycle lane marked out adjacent within the access ramp shall be marked out and shall therefore be retained for the use by pedestrian occupiers/users of the development.

REASON: In order to define the permission and in accordance with the requirements of policies T3 and T7 of the Camden Replacement Unitary Development Plan 2006.

16. Notwithstanding the plans hereby approved, the two doors shown in Block C opening out onto the highway shall be inward opening and thereafter maintained as such. The outward opening doors specified are not approved.

REASON: In order to define the permission and in accordance with the requirements of policies T3 and T12 of the Camden Replacement Unitary Development Plan 2006.

17. The lay-by shown on the approved plans shall be restricted to delivery/refuse vehicles serving the development, of a maximum size of 10m rigid and retained as such; to be used between the hours of 10:00am and 4:00pm Mondays to Saturdays and not at all on Sundays, bank and public holidays.

REASON: In order to define the permission and in accordance with the requirements of policy T3 of the Camden Replacement Unitary Development Plan 2006.

18. The car and bicycle parking spaces shown on the approved drawings shall be provided prior to occupation of the development and shall thereafter be retained and used for no purpose other than for the parking of cars and bicycles for users and occupiers of the development.

REASON: In order to define the permission and in accordance with the requirements of policies T3 and T7 of the Camden Replacement Unitary Development Plan 2006.

UNDERTAKINGS IN ACCORDANCE

19. Prior to commencement on site, additional Lifetime Homes information shall be submitted to and approved by the local planning authority. This information must show that all the 16 relevant points have been met, or where this is not feasible, the provision of a full and detailed justification.

REASON: In order to secure housing with a suitable level of access for all, in accordance with the requirements of policy H7 of the Camden Replacement Unitary Development Plan 2006.

THAMES WATER REQUIREMENTS

20. The construction of a surface water drainage system to make proper provision for ground, water courses or a suitable sewer (and that for surface water storm flows are attenuated or regulated into the receiving public network through on or off site storage), which shall be carried out in accordance with the details submitted to and approved in writing by the local planning authority before the development commences.

REASON: To attenuate water run-off, prevent pollution of the water environment and to ensure that surface water discharge from the site shall not be detrimental to the existing sewerage system, in accordance with policies SD1 and SD9B of the Camden Replacement Unitary Development Plan 2006.

21. Prior to commencement of development, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority (in consultation with Thames Water) in order to determine the magnitude of any new capacity required in the system and a suitable connection point.

REASON: To ensure that the water supply infrastructure has sufficient to cope with anticipated additional demand, in accordance with policy SD1 of the Camden Replacement Unitary Development Plan 2006.

OTHER CONDITIONS

22. Details of security measures including external lighting, lighting to entrance areas and other related measures shall be submitted to and approved by the local planning authority prior to commencement of the development. The development shall be carried out in accordance with any such approved measures and thereafter maintained.

REASON: To ensure that suitable measures are taken in respect of security of the site, in accordance with the requirements of policy SD1 of the Camden Replacement Unitary Development Plan 2006.

INFORMATIVE(S):

1. Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
2. 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.
3. Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities, as failure to ensure the effective use of the above could result in oil-polluted discharges entering local watercourses.