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**Neil McDonald**

London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

13<sup>th</sup> March 2024

**Dear Mr McDonald**

**Partial Discharge of Condition 26 and discharge of condition 28 attached to planning permission 2021/3087/P (Appeal Ref. APP/X5210/W/22/3300894) at Middlesex Hospital Annex, 44 Cleveland Street, London, W1T 4JT**

On behalf of the University College London Hospitals Charity (UCLHC), please find enclosed an application for the partial discharge Condition 26 and for the discharge of Condition 28 of the planning permission for the redevelopment of Middlesex Hospital Annex (Application reference: 2021/3087/P / Appeal reference APP/X5210/W/22/3300894).

The applicant and the Officers have been in discussion regarding neighbouring development at 14-19 Tottenham Mews and the extent to which the planning permission at Tottenham Mews can be delivered. Officers have raised concerns over site levels, which we understand is relevant to the access between Tottenham Mews and Bedford Passage. We note that neither the planning conditions nor the relevant Committee Report (which is the report into the original 2017 planning permission) make reference to site levels, but that the works to date have been built to the levels approved as part of permission 2019/6142/P.

Officers have also indicated that the delivery of the Tottenham Mews scheme is hindered by the Bedford Passage development and intimate that a planning contravention *may* have occurred, though we are aware of none. In any event, we submit details in relation to the relevant conditions, given there is some overlap between conditions 26 and 28 of the planning permission.

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## Condition 26

The condition reads:

*Prior to the construction and implementation of all hard and soft landscaping, means of enclosure and open areas not to be built on, full details of such areas shall have been submitted to and approved by the Council. Such details shall include:*

- a) scaled plans showing all existing and proposed vegetation and landscape features;*
- b) a schedule detailing species, sizes, and planting densities;*
- c) location, type and materials to be used for hard landscaping and boundary treatments (including the glass pavers adjacent to the new building);*
- d) specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014;*
- e) details of any proposed earthworks including grading, mounding and other changes in ground levels;*
- f) details of children play spaces (formal and/or informal) accessible to residents (market housing and affordable housing);*
- g) a management plan including an initial scheme of maintenance.*

As stated above, this application is for the partial discharge of condition 26. We are seeking to discharge all details listed above for the landscaping around the new building and Bedford Passage.

A further application will be submitted for the landscaping around the *North House and Workhouse* (the existing buildings on the site).

## Drawings

The drawings for approval in support of the partial discharge of condition 26 are:

- Planting Schedule (BPD-HLM-NB-XX-SH-L-45001)
- Greenroof Specification (BPD-HLM-NB-XX-SP-L-00602)
- Maintenance Access Gate Specification (BPD-HLM-NB-XX-SP-L-00603)
- Landscape Specifications (BPD-HLM-NB-XX-SP-L-00601)
- Landscape GA Plan - Ground Floor (BPD-HLM-NB-ZZ-DR-L-00001)
- Landscape GA Plan – Terraces (BPD-HLM-NB-ZZ-DR-L-00003)
- Landscape Levels and Setting Out - SHEET 01 (BPD-HLM-NB-00-DR-L-00011)
- Landscape Levels and Setting Out - SHEET 02 (BPD-HLM-NB-00-DR-L-00012)
- Landscape Levels and Setting Out - SHEET 03 (BPD-HLM-NB-ZZ-DR-L-00013)
- Landscape Detail Sections - SHEET 01 (BPD-HLM-NB-ZZ-DR-L-00211)
- Landscape Detail Sections - SHEET 02 (BPD-HLM-NB-ZZ-DR-L-00212)
- Landscape Detail Sections - SHEET 03 (BPD-HLM-NB-ZZ-DR-L-00213)

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- Landscape Detail Sections - SHEET 07 (BPD-HLM-NB-00-DR-L-00217)
- Landscape Detail Sections - SHEET 08 (BPD-HLM-NB-00-DR-L-00218)
- Landscape Detail Sections - SHEET 09 (BPD-HLM-NB-00-DR-L-00219)
- Landscape Boundary Details (BPD-HLM-NB-ZZ-DR-L-25401)
- Landscape Boundary Plan - Ground Floor (BPD-HLM-NB-00-DR-L-25001)
- Landscape Boundary Plan – Terraces (BPD-HLM-NB-00-DR-L-25002)
- Paving Pattern Details (BPD-HLM-NB-XX-DR-L-30411)
- Hard Landscape GA Plan – Terraces (BPD-HLM-NB-ZZ-DR-L-30003)
- Hard Landscape GA Plan - Ground Floor - SHEET 01 (BPD-HLM-NB-00-DR-L-30001)
- Hard Landscape GA Plan - Ground Floor - SHEET 02 (BPD-HLM-NB-00-DR-L-30002)
- Hard Landscape Details - SHEET 01 (BPD-HLM-NB-XX-DR-L-30401)
- Hard Landscape Details - SHEET 02 (BPD-HLM-NB-XX-DR-L-30402)
- Hard Landscape Details - SHEET 03 (BPD-HLM-NB-XX-DR-L-30403)
- Hard Landscape Details - SHEET 04 (BPD-HLM-NB-XX-DR-L-30404)
- Hard Landscape Details - SHEET 05 (BPD-HLM-NB-XX-DR-L-30405)
- Soft Landscape GA Plan – Terraces (BPD-HLM-NB-ZZ-DR-L-45003)
- Soft Landscape GA Plan - Ground Floor - SHEET 01 (BPD-HLM-NB-00-DR-L-45001)
- Soft Landscape GA Plan - Ground Floor - SHEET 02 (BPD-HLM-NB-00-DR-L-45002)

### **Condition 28**

The condition reads:

*Details of Bedford Passage and the boundary interface with the adjacent site (Astor College) shall be submitted to the Local Planning Authority and approved in writing before the relevant part of the works commence.*

*Such details shall include:*

- a) hard and soft landscaping;*
- b) security and crime prevention measures.*

*Such details to be prepared in consultation with the owners of the neighbouring Astor College site and 14-19 Tottenham Mews.*

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

### **Drawings and Documents**

The drawings for approval in support of the full discharge of condition 28 are (as also submitted for condition 26):

- Landscape Plan - Hard & Soft Ground Floor Plan - ref BPD-HLM-NB-ZZ-DR-L-00001 rev C02
- Landscape Plan - Level & Setting Out Ground Floor - ref BPD-HLM-NB-00-DR-L-00012 rev C02
- Landscape Plan - Hard Landscape Ground Floor - ref BPD-HLM-NB-00-DR-L-30002 rev C02



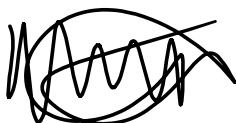
These are evidenced by the condition 28 supporting document (which also includes the drawings for approval), being the hard and soft landscape and the security and crime prevention measures.

Importantly, it also sets out the details of the extensive consultation with both neighbouring sites, since 2018.

A short summary of the consultation to date is outlined below:

- The main consultation was undertaken with Astor College design team whilst on site completing the refurbished project to Astor College.
- Further consultation and discussions have been held with Camden Islington NHS Trust regarding Tottenham Mews.
- Discussions and a presentation were held with Derwent London when they acquired the Tottenham Mews site from the Camden Islington NHS Trust.
- Further discussions have been held with Origin the current owner of Tottenham Mews including a site visit involving owners, design team members and the LB Camden officers.

Yours sincerely,



**Mark Furlonger**  
Senior Director

**temple**

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