

Application ref: 2024/2020/P  
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**Development Management**  
Regeneration and Planning  
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DP9 Limited  
100 Pall Mall  
London  
SW1Y 5NQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Middlesex House**  
**34-42 Cleveland Street**  
**London**  
**W1T 4JE**

Proposal: Minor refurbishment and rooftop works including: upgraded entrance and reception area; new cycle storage and associated end of trip facilities; new/replaced rooftop plant and plant enclosures; creation of a rooftop amenity area with pavilion structure; hard and soft rooftop landscaping; and all associated and ancillary works

Drawing Nos: Drawing: 1759-FPA-XX-ZZ-DR-A-16204\_Existing Section AA;1759-FPA-XX-00-DR-A-16011\_Proposed Ground floor; 1759-FPA-XX-00-DR-A-16000\_Site Location Plan; 1759-FPA-XX-00-DR-A-16002\_Existing Ground Floor; 1759-FPA-XX-05-DR-A-16007\_P00 Existing Roof; 1759-FPA-XX-ZZ-DR-A-16100\_P00 Existing East Elevation; 1759-FPA-XX-ZZ-DR-A-16102\_P00 Existing West Elevation; 1759-FPA-XX-ZZ-DR-A-16103\_P00 Existing North Elevation; 1759-FPA-XX-00-DR-A-16017\_Proposed Upper Roof; 1759-FPA-XX-ZZ-DR-A-16204\_P00 Proposed Section AA; 1795-FPA-XX-ZZ-DR-A-16200\_P01 Proposed East Elevation; 1795-FPA-XX-ZZ-DR-A-16202\_P00 Proposed West Elevation; 1795-FPA-XX-ZZ-DR-A-16203\_P00 Proposed North Elevation; 1759-FPA-XX-00-DR-A-16016\_Proposed Roof; Existing level 4 1759-FPA-XX-04-DR-A-16006-P00; Proposed level 4 1759-FPA-XX-04-DR-A-16015-P01; Existing level 1 1759-FPA-XX-01-DR-A-16003-P00; Proposed level 1 1759-FPA-XX-01-DR-A-16012-P01; Existing level 2 1759-FPA-XX-02-DR-A-16004-P00; Proposed level 2 1759-FPA-XX-02-DR-A-16013-P01; Existing level 3 1759-FPA-XX-03-DR-A-16005-P00; Proposed level 3 1759-FPA-XX-03-DR-A-16014-P01; Existing ground floor 1759-FPA-XX-00-DR-A-16002-P01; Proposed ground floor

1759-FPA-XX-00-DR-A-16011-P02; Proposed roof 1759-FPA-XX-00-DR-A-16016-P00; Proposed upper roof 1759-FPA-XX-00-DR-A-16017-P00; 1759-FPA-XX-ZZ-M2-A-16020; 1759-FPA-XX-ZZ-M2-A-16019; 1759-FPA-XX-05-DR-A-16018, Site location plan 1759-FPA-XX-00-DR-A-16000-P01

Document: Middlesex House Cover Letter; Hertigate statement and Final DAS\_Part1;Final DAS\_Part2;Final DAS\_Part3; Final DAS\_Part4; Final DAS\_Part5; landscaping plan and Final DAS\_Part6; including sustainability info Final DAS\_Part7; ACOUSTIC REPORT 31677-PNA-Rev0-STG;

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of 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).

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

Drawing: 1759-FPA-XX-ZZ-DR-A-16204\_Existing Section AA;1759-FPA-XX-00-DR-A-16011\_Proposed Ground floor; 1759-FPA-XX-00-DR-A-16000\_Site Location Plan; 1759-FPA-XX-00-DR-A-16002\_Existing Ground Floor; 1759-FPA-XX-05-DR-A-16007\_P00 Existing Roof; 1759-FPA-XX-ZZ-DR-A-16100\_P00 Existing East Elevation; 1759-FPA-XX-ZZ-DR-A-16102\_P00 Existing West Elevation; 1759-FPA-XX-ZZ-DR-A-16103\_P00 Existing North Elevation; 1759-FPA-XX-00-DR-A-16017\_Proposed Upper Roof; 1759-FPA-XX-ZZ-DR-A-16204\_P00 Proposed Section AA; 1795-FPA-XX-ZZ-DR-A-16200\_P01 Proposed East Elevation; 1795-FPA-XX-ZZ-DR-A-16202\_P00 Proposed West Elevation; 1795-FPA-XX-ZZ-DR-A-16203\_P00Proposed North Elevation; 1759-FPA-XX-00-DR-A-16016\_Proposed Roof; Existing level 4 1759-FPA-XX-04-DR-A-16006-P00; Proposed level 4 1759-FPA-XX-04-DR-A-16015-P01; Existing level 1 1759-FPA-XX-01-DR-A-16003-P00; Proposed level 1 1759-FPA-XX-01-DR-A-16012-P01; Existing level 2 1759-FPA-XX-02-DR-A-16004-P00; Proposed level 2 1759-FPA-XX-02-DR-A-16013-P01; Existing level 3 1759-FPA-XX-03-DR-A-16005-P00; Proposed level 3 1759-FPA-XX-03-DR-A-16014-P01; Existing ground floor 1759-FPA-XX-00-DR-A-16002-P01; Proposed ground floor 1759-FPA-XX-00-DR-A-16011-P02; Proposed roof 1759-FPA-XX-00-DR-A-16016-P00; Proposed upper roof 1759-FPA-XX-00-DR-A-16017-P00; 1759-FPA-XX-ZZ-M2-A-16020; 1759-FPA-XX-ZZ-M2-A-16019; 1759-FPA-XX-05-DR-A-16018, Site location plan 1759-FPA-XX-00-DR-A-16000-P01

Document: Middlesex House Cover Letter; Hertigate statement and Final DAS\_Part1;Final DAS\_Part2;Final DAS\_Part3; Final DAS\_Part4; Final DAS\_Part5; landscaping plan and Final DAS\_Part6; including sustainability info Final DAS\_Part7; ACOUSTIC REPORT 31677-PNA-Rev0-STG;

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to use of the development installation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

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

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

- 6 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

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

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, OR, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 The use of the roof terraces hereby permitted shall not be used outside the following times: 08:00 hours to 19:00 hours on Monday to Friday and shall not be used on weekends and bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 10 No music shall be played on the roof terraces hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 11 The areas of the roof terraces hereby approved shown as planter areas and green roofs shall not be used as external seating areas and shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 12 Before the development commences, details of secure and covered cycle storage area for a minimum of 54 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation, and permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission.

The application site is located at the eastern side of Cleveland Street, and is situated within the Charlotte Street Conservation Area. It is identified as a positive contributor to the conservation area due to the manner in which the form and façade of the building represents an accomplished understanding of the principles of inter-war modernism. It is part of the setting of the former Strand Union Workhouse (Grade II). The project involves a minor refurbishment and rooftop works, including upgrades to the entrance and reception area, the installation of new cycle storage with end-of-trip facilities, and the replacement and addition of rooftop plant and plant enclosures. Additionally, a rooftop amenity area with a pavilion structure will be created, along with hard and soft landscaping on the rooftop. All associated and ancillary works will be carried out as part of the refurbishment.

The proposal involves refurbishing the building at the ground floor and rooftop levels to provide a rooftop amenity area, and an associated pavilion. The existing rooftop plant will be fully replaced with modern equipment and relocated to the rear of the roof within an enclosed plant area. The building's main entrance, currently consisting of a wide opening and ramp, will be replaced with pedestrian doors on either side of a large up-and-over door, along with stairs and a platform lift leading to a new reception area. These refurbishment and replacements are designed to match the original period design with no new additions or alterations. The proportions, dimensions openings and architectural detailing will be replicated as closely as possible. The appearance, design, and details will adhere to building regulations and align with the guidelines set out in the Charlotte Street Conservation Area appraisal and management strategy. Given these modest alterations which would be like for like they would be in keeping with the existing building and surrounding properties therefore the proposal would preserve the character and appearance of the host building and Charlotte Street Conservation Area.

In line with Policy T1 of the Camden Local Plan, cycle parking is expected to meet London Plan standards, which for offices require 1 space per 75 sqm for long stay and 1 space per 500 sqm for short stay, for the first 5,000 sqm, with 1 space per 5,000 sqm thereafter. With a Gross Internal Area (GIA) of 7,501 sqm, this results in a requirement for 100 long-stay spaces and 11 short-stay spaces. However, as these standards typically apply to new buildings, and this is a refurbishment of an existing structure, cycle parking should be provided to the maximum extent feasible within the site's constraints. The submitted ground floor plan indicates 48 spaces in two-tier cycle racks, 6 spaces in 3

Sheffield stands, and an unspecified number of folding bikes in lockers. Although step-free access to the cycle store is not possible due to level differences, the inclusion of a wheel ramp on the short flight of stairs provides some accommodation. Additional facilities, such as showers, changing rooms, and lockers, will be provided for cyclists and other building users, which is a significant improvement over the current cycle parking. The details of the cycle storage for a minimum of 54 cycles will be secured by condition.

- 2 In accordance with Policy T2 of the Camden Local Plan, no off-street parking is currently available or proposed. The previous basement car park was removed under a prior planning permission (2013/7188/P), with the space converted to offices and plant. As the property was previously designated Business parking permit-free under the S106 Agreement associated with the earlier planning permission, it is considered unnecessary to impose a car-free requirement for this development. Given the relatively limited scope of the application, it is considered that the development can proceed without the need for a Construction Management Plan (CMP) or the associated contribution and bond.

The proposed physical alterations would not harm the amenity or living conditions of neighbouring properties. The terrace is also sufficiently set back from the front, side and rear elevations. As such, there would be minimal opportunities for overlooking into residential buildings nearby. The centrally positioned rooftop terrace, along with upgrades to the entrance and reception area, installation of new cycle storage with end-of-trip facilities, and the replacement and addition of rooftop plant and enclosures, would not impact the light or outlook of neighbouring occupiers.

Additionally, no new condensers or other plant equipment are proposed. The proposal would formalise the use of the roof as a terrace. The site is located in a busy commercial area. The terrace would be able to host large gatherings, and as a result, conditions are attached to the decision notice limiting the hours of use to between 08:00 to 21:00 Monday to Friday and that the terrace shall only be used by office occupiers. This would ensure that noise pollution would be reduced during anti-social hours. These conditions, and the distance to nearest residential occupiers, would ensure that no additional adverse noise pollution would result from the terrace that would harm the amenity of neighbouring occupiers.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The Charlotte Street CAAC were consulted and had no comments to make. The site's planning history has been taken into consideration in the assessment of the proposal.

As such, the proposal would not harm the quality of the townscape, the significance of the Conservation Area or the amenity of any neighbouring occupiers. The proposal therefore complies with policies A1, A2, A3, A4, G1,

CC1, CC2, CC3, D1, D2, T1 and T2 of the Camden Local Plan. It would also comply with the London Plan 2021 and the NPPF 2023.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer