

Application ref: 2024/2358/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44 Cleveland Street
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W1T 4JT

Proposal: Details of M4(2) and M4(3) compliance and sample panel of plant screen required by conditions 2, 3 and 23f of planning permission 2021/3087/P allowed at appeal (APP/X5210/W/22/3300894) dated 01/12/2022 (which varied 2018/1584/P dated 30/09/2019 which varied 2017/0414/P dated 15/01/2018) for "Refurbishment of the existing Workhouse and North and South Houses, part demolition of the South House and redevelopment of the remainder of the site." (abbrev.)

Drawing Nos: BPD-LDW-NB-B1-DR-A-000012 Rev C10; BPD-LDW-NB-00-DR-A-000016 Rev C08; BPD-LDW-NB-01-DR-A-000020 Rev C09; BPD-LDW-NB-02-DR-A-000024 Rev C07; BPD-LDW-NB-03-DR-A-000028 Rev C06; BPD-LDW-NB-03-DR-A-000029 Rev C06; BPD-LDW-NB-03-DR-A-000030 Rev C06; BPD-LDW-NB-03-DR-A-000031 Rev C06; BPD-LDW-NB-04-DR-A-000032 Rev C06; BPD-LDW-NB-04-DR-A-000033 Rev C06; BPD-LDW-NB-04-DR-A-000034 Rev C06; BPD-LDW-NB-04-DR-A-000035 Rev C06; BPD-LDW-NB-05-DR-A-000036 Rev C04; BPD-LDW-NB-05-DR-A-000037 Rev C04; BPD-LDW-NB-05-DR-A-000038 Rev C04; BPD-LDW-NB-05-DR-A-000039 Rev C04; BPD-LDW-NB-06-DR-A-000040 Rev C04; BPD-LDW-NB-06-DR-A-000041 Rev C04; BPD-LDW-NB-07-DR-A-000044 Rev C04; BPD-LDW-NB-07-DR-A-000045 Rev C04; Bedford Passage Development Building Control compliance report prepared by Arup dated 15 May 2024; Bedford Passage Development Middlesex Annexe LLP Condition 23f prepared by Llewelyn Davies dated 24/5/24; Bedford Passage Development Middlesex Annexe LLP Condition 3 (Unit AL10) prepared by

Llewelyn Davies dated 28/10/2024

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

This application is for approval of M4(2) and M4(3) compliance and a sample panel of plant screen as required by conditions 2, 3 and 23f of planning permission 2021/3087/P allowed at appeal (APP/X5210/W/22/3300894) dated 01/12/2022.

A part M compliance report has been submitted. The submitted details have been reviewed by planning officer. The role of the officer is to ensure information has been provided and considered as part of the application against Local Plan Policy H6 and London Plan Policy D7.

There is an error in the wording of condition 3 which should have specified M4(3)(2)(b) rather than M4(3)(2)(a). The committee report for the parent application notes that four 1B/2P social affordable units would be provided as M4(3). The Local Plan clarifies that for social-affordable rented housing the Council will seek development to be "wheelchair accessible" and be fully fitted-out for occupation and so such homes must comply with Part M4(3)(2)(b) requirements for "wheelchair accessible" dwellings.

Notwithstanding this error in condition 3, the compliance report correctly specifies compliance with M4(3)(2)(b) and that the four dwellings have been designed to be accessible from the outset.

In addition to the standards required for M4(2) dwellings, the M4(3)(2)(b) flats would have the following features:

- o Communal entrance with level access, 850mm wide doors.
- o Communal stairs and lifts providing step free access to all dwellings.
- o Wheelchair storage and charging point within the dwelling.
- o Dedicated built in storage
- o Kitchen providing height adjustable work surface and a built-in oven.
- o A bathroom providing a range of access zones.

Further details have been submitted in relation to one of the flats (AL10) to show that sockets would now meet the requirements for switches and sockets including that they would be a minimum of 700mm from an inside corner. A single TV socket would fall just short of this regulatory requirement but there are a further 3 sockets in this location which would comply. To meet the 700mm offset distance to this area would require the cupboard partition extended further to the right side (lounge side), which would require reducing the lounge door nibs or a loss of a kitchen unit. In this context, the slight reduction in socket offset width is considered acceptable.

The submitted details demonstrate that the development considers inclusive

access and provides dwellings that meet the optional access standards, with 90% designed to M4(2) - Adaptable and accessible - and 10% to M4(3)(2)(b) Wheelchair accessible dwellings fitted out for occupation, as required by Conditions 2 and 3.

The plant screen details have been reviewed by a design officer and no concerns were raised. As such, the submitted details demonstrate that the character and appearance of the new building and wider area would be safeguarded, as required by Condition 23 part (f).

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies H6, D1 and D2 of the Camden Local Plan 2017 and the London Plan.

- 2 You are reminded that conditions 4 (archaeology - programme for post-investigation assessment etc.), 6 (memorial plaque), 7 (green roof), 10 (privacy screens), 12 (water use), 13 (solar PV), 14 (rainwater recycling feasibility), 15 (bird and bat boxes), 18 (mechanical ventilation), 21 (ground investigation results for contamination and remediation measures), 23 (c) (windows / doors in North and South Houses), 23 (d) (external windows), 23 (e) (manufacturer's details of all facing materials), 23 (h) (railings and rooflights in North House courtyard), 23 (i) (MRI quench pipes), 25 (lighting strategy), 29 (sound insulation at South House), 31 (NO2 filtration system) still require details to be submitted for approval.

Details have been submitted for conditions 26 (hard and soft landscaping) and 28 (Bedford Passage) and these are currently being assessed.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer