

Application ref: 2024/1100/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Centre Block
44 Cleveland Street
London
W1T 4JT

Proposal:

Details of hard and soft landscaping (for the existing building) to part discharge condition 26 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:

Landscape Management Plan - P01 prepared by HLM Architects dated 28/03/24;
Condition 26 Landscape - Additional information submitted showing photographs of materials prepared by Llewelyn Davies dated 30/9/24; Cover letter prepared by Llewelyn Davies dated 13/3/24; Drawing List for Existing Building element of the scheme prepared by Llewelyn Davies dated 5/3/24; BPD-HLM-00-00-DR-L-00011 C17; BPD-HLM-00-00-DR-L-00214 C19; BPD-HLM-00-00-DR-L-00215 C14; BPD-HLM-00-00-DR-L-00216 C15; BPD-HLM-00-00-DR-L-00217 C14; BPD-HLM-00-00-DR-L-25003 C01; BPD-HLM-00-00-DR-L-25301 C05; BPD-HLM-00-00-DR-L-30001 C17; BPD-HLM-00-00-DR-L-45001 C08; BPD-HLM-00-XX-DR-L-30401 C13; BPD-HLM-00-XX-DR-L-30402 C12; BPD-HLM-00-XX-DR-L-30404 C10; BPD-HLM-00-XX-DR-L-30411 C11; BPD-HLM-00-XX-DR-L-45401 C08; BPD-HLM-00-ZZ-DR-L-00001 C14; BPD-HLM-00-ZZ-DR-L-25401 C12; BPD-HLM-00-ZZ-DR-L-25402 C08; BPD-HLM-00-ZZ-

DR-L-25404 C02; BPD-HLM-XX-XX-SH-L-45000 PLANT SCHEDULE C08 - Stage 5 issue; BPD-HLM-XX-XX-SP-L-00601 LANDSCAPE SPECIFICATION C09 prepared by HLM Architects dated 24/01/23; BPD-LDW-WH-ZZ-DR-A-251008 A; BPD-HLM-00-00-DR-L-25001 C08

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

Informative(s):

1 Reasons for granting approval

The application seeks to discharge the hard and soft landscaping details in as far as these relate to the works proposed to the front of the Grade II listed former workhouse which faces Cleveland Street. A separate application (2024/1099/P) has been submitted to discharge the hard and soft landscaping details around the new build and Bedford Passage.

Marshalls Yorkstone Flag Paving Scoutmoor Sandstone is proposed for the area around the retained north building to the north of the workhouse and to the workhouse entrance and ramp. The paving adjacent to the Workhouse entrance would be Marshalls Chinese Granite Sett Paving. The silver blue grey granite would provide an overall colour which would be highlighted with a buff and red colour to reflect the yellow and red brickwork that exists within the workhouse. The submitted hard landscaping has been reviewed by Urban Design and Conservation and are considered acceptable.

The landscaping encompasses a communal landscaped gardens to the front of the retained workhouse buildings. The soft landscaping and trees to this area has been reviewed by the Trees and Landscape officer and is considered acceptable. A management plan which includes maintenance details has been provided and is acceptable. The approved drawings did not include play spaces in this part of the site.

The submission includes details of the Cleveland Street boundary wall. Permission was previously granted for the demolition and rebuild of the wall, like for like, incorporating the existing railings and gates (ref: 2019/4418/P). The submitted drawing of the boundary wall matches that previously approved.

The submitted details demonstrate a reasonable amount of amenity in the scheme as required by the Local Plan.

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 D1, D2 and A1 of the Camden Local Plan 2017.

- 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 - new build) 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