

Application ref: 2024/1099/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 new building and Bedford Passage) and Bedford Passage (landscaping and security measures) to discharge conditions 26 and 28 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: Condition 28 Details of Bedford Passage and the boundary interface with the adjacent site (including appendices A-D) prepared by Llewelyn Davies dated 26/02/23; 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 New Build element of the scheme prepared by Llewelyn Davies dated 5/3/24; BPD-HLM-NB-00-DR-L-00011 C02; BPD-HLM-NB-00-DR-L-00012 C02; BPD-HLM-NB-00-DR-L-00217 C01; BPD-HLM-NB-00-DR-L-00218 C01; BPD-HLM-NB-00-DR-L-00219 C01; BPD-HLM-NB-00-DR-L-25001 C01; BPD-HLM-NB-00-DR-L-25002 C01; BPD-HLM-NB-00-DR-L-30001 C02; BPD-HLM-NB-00-DR-L-30002 C02; BPD-HLM-NB-00-DR-L-45001 C01; BPD-HLM-NB-00-DR-L-45002 C01; BPD-HLM-NB-XX-DR-L-30401 C01; BPD-HLM-NB-XX-

DR-L-30402 C01; BPD-HLM-NB-XX-DR-L-30403 C01; BPD-HLM-NB-XX-DR-L-30404 C01; BPD-HLM-NB-XX-DR-L-30405 C01; BPD-HLM-NB-XX-DR-L-30411 C01; Plant Schedule C01 dated 12/02/2021; Landscape Specification C02 prepared by HLM Architects dated 6th Sept 2023; Green Roof Specification C01 prepared by HLM Architects; Maintenance Access Gate Specification C01 prepared by HLM Architects; BPD-HLM-NB-ZZ-DR-L-00001 C02; BPD-HLM-NB-ZZ-DR-L-00003 C02; BPD-HLM-NB-ZZ-DR-L-00013 C03; BPD-HLM-NB-ZZ-DR-L-00211 C02; BPD-HLM-NB-ZZ-DR-L-00212 C02; BPD-HLM-NB-ZZ-DR-L-00213 C02; BPD-HLM-NB-ZZ-DR-L-25401 C01; BPD-HLM-NB-XX-DR-L-30003 C02; BPD-HLM-NB-XX-DR-L-45003 C01; Letter (response to Designing out crime comments) prepared by Llewelyn Davies dated 17/01/2025

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 new building and Bedford Passage. The other part of condition 26, relating to hard and soft landscaping details for the front of the Grade II listed former workhouse and the adjacent northern block, was discharged 18/12/2024 (ref: 2024/1100/P).

Marshalls Yorkstone Flag Paving Scoutmoor Sandstone is proposed for the Bedford Passage route and the courtyard square (referred to as 'Bedford Passage Square' in the submission) between the new build and the listed workhouse. This is a blue grey to sandy brown colour with the colour varying depending on sunlight and daylight. The size of the paving to the courtyard would be smaller than the paving to Bedford Passage. The seating area, midway along the route, would also use a smaller size stone paver to create a more intimate, smaller scale space. The submitted hard landscaping has been reviewed by Urban Design and Conservation and are considered acceptable.

The landscaping encompasses Bedford Passage, the courtyard square and roof terrace landscaping at level 3 and 5. The courtyard square would have a central deck area with seating with further seating provided adjacent to the housing entrance. Some of the seating would have arm rests and so would be suitable for those with mobility issues. Both terraces offer residents plentiful seating opportunities and play has been integrated into the design with boulders and stepping stone features. The 5th floor terrace also includes small areas of decking, metal pergola and raised vegetable beds. The soft landscaping and trees to these areas have been reviewed by the Trees and Landscape officer and are considered acceptable. A management plan which includes maintenance details has been provided and is acceptable.

The submission also includes details of the security measures for Bedford Passage. The security and crime prevention measures have been reviewed by the Designing Out Crime Officer. The submission states that CCTV would be provided and that lighting would be designed to BS 5489. Condition 25 requires

a lighting strategy to be submitted including details of lighting to serve Bedford Passage, the courtyard public open space and the entrance to the buildings. This condition remains outstanding and an informative will be added which highlights the conditions which remain to be discharged.

The owners of the adjacent sites have been consulted and they are aware of the need to ensure continuity of landscaping along Bedford Passage into the Astor College site and the Tottenham Mews site.

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.

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