

Our ref: T3452



**TEMPLE**

LEADERS IN ENVIRONMENT,  
PLANNING & SUSTAINABILITY.

20 Jan 2017

Gavin Sexton  
Principal Planner  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Dear Gavin,

**Planning Application and Application for Listed Building Consent by University College London Hospitals Charity (UCLH Charity) on the former Middlesex Hospital Annex, 44 Cleveland Street, W1T 4JT**

We are pleased to submit these applications for the part refurbishment and part redevelopment of the site on behalf of UCLH Charity. UCLH Charity is an entirely separate organisation from UCLH Foundation Trust and this scheme is unrelated to previous applications. The description of development is:

*“Refurbishment of the existing Workhouse and North and South Houses, part demolition of the South House and redevelopment of the remainder of the site, to provide a mixed-use development comprising 50 residential units (Class C3) (market units: 1x1-bed units, 3x2-bed units, 2x3-bed units; 1x2-bed townhouse, 1x3-bed townhouse, 2x4-bed townhouse) (affordable units: 18x1-bed units, 7x2-bed units, 15x3-bed units), 4,535sq.m of Class B1 Business space, public open space and associated landscaping, at Middlesex Hospital Annex, 44 Cleveland Street, W1T4JT”*

You will be aware that there is a number of competing policy priorities for the site and this proposal is one that the Charity believes will address those priorities and is viable and deliverable: the Charity's acquisition of the site is imminent giving it control of the site (and the relevant notices of the applications are served given the requirements of the Act).

You will also be aware that the applications are made on the basis that the scheme is policy compliant on matters such as land use including the amount of affordable housing.

It reflects the very extensive pre-application discussion with Officers, Members and wider stakeholders held over the last year or so. The Charity has had a significant number of meetings with Officers to discuss the uses, extent of accommodation, housing and the design of the scheme and presented the scheme to the Design Panel on two occasions, culminating in their support. The Charity has also consulted, on several occasions, Members of the Council including the Ward Councillors and local amenity societies. It has also consulted Historic England and held a public exhibition at which support for the scheme was generally very positive.

The scheme has, as a result of these discussions, been amended on several occasions and has addressed the detailed written comments provided by Officers provided in relation to the design. The specifics of the consultation and design changes these are set out in detail within the

accompanying Statement of Community Involvement and Design and Access Statement.

## Housing

The scheme will deliver 74% of affordable housing, most of which will be Social Rented accommodation, bucking the significant downward trend for such housing in the Borough and across London. Equally, the scheme will also deliver Intermediate accommodation which is in line with the Council's Intermediate Housing Strategy and will provide for hard to recruit healthcare professionals. The Charity is committed to secure the affordable housing in perpetuity and has been working with a Registered Provider to ensure the scheme is capable of delivery.

The applications comprise the following assessments as agreed with you and the schedule of application drawings is attached to this letter:

| <b>Document</b>  | <b>Prepared by</b>           |
|--|------------------------------|
| Covering Letter  | Temple Group                 |
| Application Form, certificates of ownership  | Temple Group                 |
| Planning Application Fee   | £39,564                      |
| Application Drawings   | Llewelyn Davies              |
| Planning Statement   | Temple Group                 |
| Affordable Housing Statement   | Within Planning Statement    |
| Planning Obligations Statement   | Within Planning Statement    |
| Statement of Community Involvement   | Newington                    |
| Site Waste Management Plan   | Temple Group                 |
| Design and Access Statement  | Llewelyn Davies              |
| Preliminary Ecological Appraisal   | The Ecology Consultancy      |
| Preliminary Bat Roost Assessment   | The Ecology Consultancy      |
| Air Quality Assessment   | Temple Group                 |
| Acoustic Assessment  | Temple Group                 |
| Transport Assessment   | Crosby Transport             |
| Travel Plan  | Crosby Transport             |
| Construction Management Plan   | Crosby Transport             |
| Lighting Strategy  | Llewelyn Davies (within D&A) |
| SuDS Strategy  | Arup                         |
| Heritage Statement   | Urban Counsel                |
| Basement Impact Assessment   | Aecom                        |
| Structural Report, Statement of Justification and Schedule of Works to Listed Building | Aecom                        |
| Desktop Contamination Assessment   | Aecom                        |
| Foul Sewerage and Utilities Assessment   | Aecom                        |
| Sustainability Assessment  | Arup                         |

---

|                              |              |
|------------------------------|--------------|
| Energy Assessment            | Arup         |
| Daylight/Sunlight Assessment | Delva Patman |

---

The Charity is grateful for the continued dialogue with Officers on this scheme, which has ultimately proven fruitful over the period of its formation. Though the Charity is confident that the application should be acceptable to the local authority, it trusts that in line with the PPA, the dialogue will continue as needed, to enable the scheme to be recommended for approval to the Planning Committee.

Yours sincerely,



**Mark Furlonger**  
**Senior Technical Director**  
Encl.

## Appendix 1: Schedule of drawings