

Our ref: T3452

Your ref: 2017/0414/P & 2017/0415/L

2nd June 2017

Kate Henry
LB Camden Council
5 Pancras Square
London
N1C 4AG



TEMPLE

LEADERS IN ENVIRONMENT,
PLANNING & SUSTAINABILITY.

Dear Kate,

Planning Application (2017/0414/P) and Application for Listed Building Consent (2017/0415/L) by University College London Hospitals Charity (UCLH Charity) on the former Middlesex Hospital Annex, 44 Cleveland Street W1T 4JT: Response to matters arising from Consultee and Officer further comments May 2017

We write to you on behalf of the applicant to respond to matters arising from Consultee and Officer comments on the applications, following the consultation on both applications between January and May 2017. In support of this submission we enclose:

- Llewelyn Davies' *'Additional Information Transport-Cycle Requirements'*;
- Revised Drawing *'General Arrangement Level 00' reference P_GA_00 Rev B* supersedes Drawing *'General Arrangement Level 00 reference P_GA_00 Rev A'*;
- Revised Drawing *'General Arrangement Level B1' reference P_GA_B1 Rev B* supersedes Drawing *'General Arrangement Level B1 reference P_GA_B1 Rev A'*; and
- Updated Document Register & Issue Sheet.

1. Summary of the Scheme's key benefits

The applicant's development proposal aims principally to:

- Deliver a scheme which accords with the Council's adopted masterplanning principles and related policies within the Fitzrovia Area Action Plan (FAAP) (2014);
- Secure the long term future of the Grade II listed former Strand Union Workhouse (currently on the Heritage at Risk Register) in addition to the unlisted adjacent North and South House by sensitive refurbishment of the buildings for residential use;
- Redevelop the remainder of the site to deliver a residential led scheme, comprising 40 much needed affordable housing units and 10 private sale units (within the retained Workhouse) which exceeds the Council's affordable housing policy requirement;
- Deliver B1 Business/D1 uses in accordance with the Development Plan and meeting an acute demand for such uses in this location i.e. the Central London Area; and
- Provide new high-quality public open space including the re-opening of the historic pedestrian route through the application site, known as 'Bedford Passage', linking Cleveland Street with Tottenham Mews and Charlotte Street.

2. Response to Consultee & Officer Comments

We are pleased to see that a significant number of the issues that have arisen through the statutory consultation period have now successfully addressed through our previous response. Below we set out our responses to the final outstanding queries and clarifications related to the applications prior to their determination at planning committee.

Flexible B1 Business/D1 Health Use

At this stage of the project the applicant wishes to retain flexibility in terms of the proposed use of the D1/B1 space whilst all options for future occupiers of the space are explored. While there is a very significant degree of interest in the space by business users, the Hospital also has a strong desire for more D1 health related uses and further space for facilities such as MRI scanning may be provided. As such, we propose a mixed B1/D1 Use for the non-residential space and we agreed that this would accord with adopted planning policies.

Registered Providers

The Applicant is currently in very positive negotiations with Registered Providers, all of whom are on the Council's adopted *Approved Strategic Partner List* (February 2017) and were recommended by the Council's Housing Team. We anticipate their formal support very shortly.

Transport

Following the Transport Officer's latest comments issued to the applicant on the 18th May 2017, the design team has sought to respond where required within Llewelyn Davies' enclosed '*Additional Transport-Cycle Requirements*'. In summary, the applicant has incorporated the Officer's comments related to cycle parking by providing the requested number and type of cycle spaces for all uses on site. Detailed drawings of the cycle parking stands and areas within each building have been provided and where required housing units reconfigured to incorporate adaptive cycle parking.

Further to this, the applicant has previously issued the requested additional TRICS assessment data related to services, via direct correspondence with you.

Archaeology

Historic England - Greater London Archaeological Advisory Service (GLAAS) commented on the applications on the 4th May 2017 (issued to the applicant 16th May 2017). Based on the response provided the applicant and design team subsequently accompanied Laura O'Gorman on a site visit on 24th May 2017. Following the site visit and discussions regarding the built-up nature of the site and its constraints, it was agreed that the applicant would provide further detailed information on the extent of previously disturbed areas of the site, to address GLAAS's concerns.

The Museum of London Archaeology (MOLA) is currently undertaking this work on behalf of the applicant, and will be reviewed GLAAS shortly. As you are aware, the extent of work is agreed with GLAAS and they anticipate being able to respond positively to you prior to July's Planning Committee.

Energy Assessment

We are in separate correspondence with you regarding the energy assessment.

3. Timing of the Application

We trust that all the relevant information and clarifications has been provided, in conjunction with the anticipated response from GLASS and the energy related clarification, we trust the applications will be considered by members at the next Planning Committee on the 6th July 2017.

Yours sincerely,

Temple Group
Encl.