

# Deloitte. Real Estate

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22 May 2017

Planning - Development Control  
Camden Council  
Camden Town Hall  
Judd street  
London  
WC1H 8ND  
**FAO Kate Henry**

Dear Sirs,

**MIDDLESEX HOSPITAL ANNEX: REF. 2017/0414/P & 2017/0415/L**

On behalf of my client, University College London (UCL), pleased find enclosed our representations to the above applications for Planning Permission and Listed Building Consent submitted by University College London Hospital Charity (UCLH Charity).

UCL is landowner and occupier of the neighbouring Astor College student halls of residence, which was granted full planning permission for its refurbishment and extension on 27 August 2015 under ref. 2015/1139/P. This planning permission has been implemented and works are progressing with the aim of completion in August 2018.

The adopted Fitzrovia Area Action Plan (FAAP) (2014) allocates the Middlesex Hospital Annex and Astor College sites for Housing and Student Housing respectively. The two sites form part of a large group of Opportunity Sites outlined in the Action Plan, which emphasises the need to reopen the Bedford Passage which historically connected Charlotte Street to the rear entrance of the Hospital Annex. The need for a coordinated approach between these two developments to achieve this is particularly emphasised, but also to achieve the additional shared aims of the Bedford Passage group of Opportunity Sites.

Throughout the pre-application process for both the Astor College site and MHA site schemes, UCL and UCLH Charity have worked collaboratively and proactively with each other and LB Camden to deliver development that would meet the objectives of the FAAP and the Council.

UCL fully supports the uses proposed by UCLH Charity, which would deliver much needed affordable housing and valuable D1/B1 floorspace that would contribute to the mix of uses in the site's Central Activities Zone location. As an occupier and steward of many listed buildings in Camden, UCL welcomes the proposals' retention and refurbishment of the Grade II listed Workhouse Building and considers the proposals will enhance the significance of the building as well as the character of the Charlotte Street Conservation Area.

The MHA and Astor College sites share a common aim of delivering the new Bedford Passage, a route that will connect Cleveland Street and Charlotte Street. UCL is committed to working with UCLH Charity to deliver this new route that will improve connectivity in this part of Fitzrovia.

UCL welcomes the opportunity to comment on these proposals and requests to be kept up to date with the progress of the application.

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Kind regards,



**Richard Maung** /  
Deloitte LLP

cc. Gavin Sexton – LB Camden  
Kate Henry – LB Camden  
Colin Plank - UCL