

Mark Furlonger
Temple Group
Devon House
58-60 St Katherine's Way
London
E1W 1LB

Application Ref: **2017/0415/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

15 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Middlesex Hospital Annex
44 Cleveland Street
London
W1T 4JT

Proposal: Various external and internal alterations and extension to the former Workhouse Building in association with the conversion of the building to 8 self-contained flats; demolition of 19th and 20th century wings to the east and south elevations and associated brickwork infilling to match existing; erection of external lift shaft to east elevation with associated creation of new openings within existing walls; demolition of 20th century porch and plant room to front elevation; demolition and replacement of existing roof and installation of conservation roof lights; lowering of the existing parapet to east elevation; opening up of infilled window openings and creation of new window openings to north, east and south elevations; replacement of existing sash windows and doors; removal of existing internal lift shaft; removal of all modern internal partition walls; installation of new internal partition walls throughout and creation of new openings within retained historic walls



Drawing Nos: SP_01; P-XTG_LB_B1; P-XTG_LB_00; P-XTG_LB_01; P-XTG_LB_02; P-XTG_LB_03; P-XTG_LB_04; P-XTG_LB_LR; E-XTG_LB_01; E-XTG_LB_02; E-XTG_LB_03-04; S-XTG_LB_01; S-XTG_LB_02; P_DEM_LB_B1; P_DEM_LB_00; P_DEM_LB_01; P_DEM_LB_02; P_DEM_LB_03; P_DEM_LB_04; P_DEM_LB_LR; E_DEM_LB_01; E_DEM_LB_02; E_DEM_LB_03-04; P-GA_LB_B1 Rev B; P-GA_LB_00 Rev A; P-GA_LB_01 Rev A; P-GA_LB_02 Rev A; P-GA_LB_03 Rev A; P-GA_LB_04 Rev A; P-GA_LB_LR Rev A; E_LB_01 Rev A; E_LB_02 Rev A; E_LB_03-04 Rev B; S_LB_01 Rev A; S_LB_02 Rev A; Planning Statement (dated January 2017); Design & Access Statement (undated); Historic Building Structural Engineering report (dated September 2016); Heritage Statement (undated, received April 2017); Design Revision Report (undated, received April 2017); Additional information: Alcove and fireplace location (undated, received June 2017); Historic environment assessment (dated May 2017)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details, including samples, of all new roofing materials.

b) Details of all new and unblocked window openings, including section drawings at a scale of 1:10 showing head, jamb and cill details.

c) Plan, elevation and section drawings at a scale of 1:10 of all new internal and external doors, with typical moulding and architrave details provided at a scale of 1:1.

d) Details, including plan, elevation and section drawings at a scale of 1:10 of the proposed new porch to front elevation.

e) Details, including manufacturer's specification and detailed section drawings at a scale of 1:10, of all proposed conservation rooflights.

f) Details, including 1:10 section drawings, of repairs and reinstatement works to the parapet associated with the lowering of the existing gable walls to the rear elevation.

g) Details, including manufacturer's specification and samples, of external cladding of the proposed new lift shaft and the glazed link.

h) Details, including 1:10 section drawings of any structural interventions required to historic fabric.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 5 A method statement and schedule of works including details of external masonry repairs and replacements of external brickwork following the demolition of 19th and 20th century extensions, including samples of new bricks, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 6 Details of all new service runs for all new bathrooms and kitchens, demonstrating the relationship of new pipework as it relates to the structure of the building, including plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:1, and also showing where applicable: new service cupboards, bulkheads and boxing in for all new bathrooms and kitchens including risers and pipework, radiators, radiator covers, air handling equipment and apertures, shall be submitted and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 7 The modern front porch to the main central entrance shall be carefully removed to allow for investigations into the whereabouts of an historic stone relief panel and / or memorial stone. Details of any subsequent repair works of any significant uncovered features shall be submitted and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 8 The area of restored render plinth proposed to be extended to the newly exposed rear elevation shall be applied using a lime-based render.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 9 Notwithstanding the approved drawings S_LB_01 Rev A and S_LB_02 Rev A and relevant supporting documents, no installation of internal suspended ceilings is authorised by this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 10 Notwithstanding the approved drawings E_LB_01 Rev A, E_LB_02 Rev A, E_LB_03-04 Rev B and relevant supporting documents, no replacement of windows with double glazed units is authorised by this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 11 Notwithstanding the approved drawings and relevant supporting documents, details and sections at a scale of 1:10 of all proposed internal wall insulation, including typical details around windows, including cills, and doors shall be submitted and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 12 No new plumbing, flues, vents, ductwork, rainwater goods or soil vent pipes shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed by the local planning authority in writing by the Council as Local Planning Authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 13 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 14 No aerials, plant, equipment or means of enclosure shall be erected other than as indicated on the approved drawings, unless otherwise agreed in writing by the local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 15 No cleaning of brickwork other than a gentle surface clean using a nebulous water spray is authorised by this consent without prior approval of details. Those details shall include the cleaning method and undertaking of trials that shall be submitted to and approved in writing by the local planning authority, before the work is begun. The work shall be carried out in accordance with such approved trials.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 16 Notwithstanding the approved drawing E_LB_02RevA and relevant supporting documents, no installation of artwork to the rear of the listed building is authorised by this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

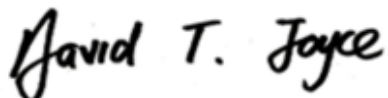
Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning