

Our ref: T3452



15th January 2018

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

Dear Gavin,

Middlesex Hospital Annex, 44 Cleveland Street, London, W1T 4JT: Applications by University College London Hospitals Charity: Discharge of conditions 7 (standing building survey) & 23 (air quality monitoring) of planning permission 2017/0414/P

Further to the recently granted planning permission, we are writing to discharge conditions 7 and 23, on behalf of our client, UCLH Charity. The applications comprise the discharge of planning condition number 7, for a standing building survey to establish a detailed account of the buildings origins, development and use, and the discharge of planning condition number 23 of the permission, continuous air quality monitoring.

The description of development of the approved planning permission is as follows:

“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, W1T 4JT”

Discharge of condition 7

Condition 7 reads:

“No demolition shall take place until the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant and approved by the local authority in writing has been secured. No development shall take place other than in accordance with the approved WSI”.

The building’s historic significance calls for recording and historic analysis which addresses the building’s structure, architectural detail and archaeological evidence, prior to permanent alteration and demolition. The record will include evidence, upon which the analysis will be based and will include records to illustrate the buildings’ past appearance and structure. The programme for recording and reporting is enclosed with this application and as you are aware, is supported by Historic England and yourselves.

Discharge of condition 23

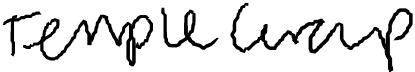
Condition 23 reads:

“No development shall take place until full details of the air quality monitors have been submitted to and approved in writing by the local planning authority. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA’s Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved”

Continuous air quality monitoring was undertaken to establish the relevant baseline for the site, with monitors of a type and location previously agreed with the Council. These three monitors will remain in-situ for the duration of the development. In line with the attached report.

The relevant fee will be paid directly by the Applicant (being £97) and the relevant application forms are included.

Yours sincerely,



On behalf of UCLHC

Encl.