

Our ref: T3452.4



**TEMPLE**

LEADERS IN ENVIRONMENT,  
PLANNING & SUSTAINABILITY.

1<sup>st</sup> May 2018

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

Dear Gavin,

**Application by University College London Hospitals Charity for a Minor Material Amendment (S73) to Planning Permission reference 2017/0414/P and Listed Building Consent 2017/0415/L: Middlesex Hospital Annex, 44 Cleveland Street, W1T 4JT - REMOVAL OF CONDITION 3 AND CLAUSE 4.7.2(b)**

**Planning Portal Reference: PP-06821893**

Further to our recent discussion, we act on behalf of our client, UCLH Charity to seek removal of condition 3 and the equivalent planning obligation such that the S73 application referenced above would exclude both the condition and obligation. In anticipation of our discussion tomorrow (2<sup>nd</sup> May) the condition, rather than ensuring the development is delivered in a timely manner, might delay the overall completion.

## **Background**

Enabling works commenced on site in late 2017 and are due for completion in late 2018. Demolition works are programmed to commence on site in mid-2018 and also complete by the end of 2018.

Projects of this size and scope are typically undertaken in phases, with demolition and enabling packages procured and progressed in advance of the main works, while the main works procurement is evolving. This effectively enables an earlier start on site than a combined contract. The procurement /tender strategy for the main works has yet to be finalised, but it is highly likely that due to the complexity of the project, the main works will be procured on a two-stage tender strategy. Should this strategy be approved, the design team envisages that following a contractor pre-qualification exercise, procurement of the main works will commence in mid-2018 (on the completion of the RIBA Stage 4 design) and complete in late 2018 with the agreement of a contract for the main works.

This project however has further complexities, in so far as the Museum of London Archaeology (MOLA) require a minimum period of 6 months (subject to findings) to undertake investigative works, after the completion of the demolition and enabling works. This means that the main works will not start on site until mid-2019, at the earliest, although, as noted previously, the procurement of these works will be completed in late 2018.

## **Main Programme challenge**

Should the condition and obligation be retained, the planned date for the execution of the main works contract, would have the effect of delaying the on-site demolition work by circa. 6 months. In addition,

an earlier execution of the main works contract before the planned date of late 2018, would substantially increase the risk profile for the Charity in respect of the MOLA works.

As discussed, there are several other conditions and obligations which have the effect that the site would continue to be developed once work commences (and the pre-commencement conditions and obligations continue to be worked up and submitted for approval) and the Charity has been clear that it fully intends to implement the scheme with a proposed completion date of mid-2021.

Yours sincerely,

*Temple Group*

**On behalf of UCLHC**