

Application ref: 2018/1789/P  
Contact: Gavin Sexton  
Tel: 020 7974 3231  
Date: 22 May 2018

**Development Management**  
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Temple Group  
52 Bermondsey Street  
LONDON  
SE1 3UD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Site At 44 Cleveland Street**  
**London**  
**W1T 4JT**

#### **Proposal:**

Details of a Written Scheme of Investigation (WSI) for an archaeological trial trench evaluation/watching brief on site investigation pits and of the appointment of a chartered engineer for the permanent works, as required by conditions 6 (stage 1) and 26 (in part: permanent works only), respectively of planning permission ref 2017/0414/P (dated 15/01/18) for "Refurbishment of the existing Workhouse and North and South Houses, part demolition of the South House and redevelopment of the remainder of the site." (abbrev.)

Drawing Nos: "Written scheme of investigation for an archaeological trial trench evaluation and watching brief on site investigation pits" by Mola, Issue 2 (dated 15.03.18); Letter from Daniel Wallington AECOM, dated 10 April 2018; Email from Mark Furlonger (Temple) dated 17th May 2018.

The Council has considered your application and decided to grant permission.

#### **Informative(s):**

- 1 Reason for granting approval of conditions:

Condition 6 requires a stage 1 written scheme of investigation (WSI) for archaeological works. The applicant has submitted a WSI for an archaeological trial

trench evaluation and watching brief on site investigation pits at the site. Greater London Archaeological Advisory Service (GLAAS) advise that the submitted document accords with relevant standards and guidance and that the report is in compliance with the condition. GLAAS request that the start date should be communicated by the archaeological practice so that they can conduct monitoring visits on behalf of Camden. Finally GLAAS note that the archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

Condition 26 requires details of the engineers involved in the design and construction of the permanent basement works. The applicant has submitted details of the design engineers at AECOM who are preparing the current BIA for the site. The qualifications of the engineers meet the requirements set out in Camden Planning Guidance.

The applicant has clarified that the AECOM engineers are responsible for the design of the permanent structural works and that AECOM are currently discussing with the client the provision of a Resident Engineer during the groundworks stage of the construction phase. They advise that during the construction phase it is anticipated that AECOM will make periodic inspections of the works, either as a site visitor or in a Resident Engineering role to ensure that compliance and quality issues are monitored regularly and finally that the main contractor will be equally responsible for inspection, approving, monitoring and compliance of the groundworks sequencing, methodology and the design and installation of temporary works, as required by the condition.

It is understood that the contract for the main works has not yet been completed and therefore the contractors engineers have not been identified, however work continues on the permanent basement design. It is therefore considered appropriate to approve the nominated design engineers and their responsibilities at this stage and to discharge condition 26 in part, with the details of contractor appointment and responsibilities to be submitted for approval upon their appointment. An informative would be added to clarify this.

## 2 Basement engineers:

You are reminded that condition 26 has only been discharged in part and that details of the contractors engineers' appointment and responsibilities in regards to groundworks sequencing, methodology and the design and installation of temporary works remain to be submitted and approved.

## 3 Archaeological works:

You are reminded

1. To notify the Greater London Archaeological Advisory Service (GLAAS) of the start date for works, so that they can conduct monitoring visits on behalf of Camden
2. The archaeological condition (6) will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

- 4 You are reminded that the following conditions of planning permission granted on 15/01/2018 (ref 2017/0414/P) are outstanding and require details to be submitted and approved prior to commencement of work:  
9 (green roof), 21 (SUDs), 25 (WSI for contamination) and 28 (tree protection).

The following conditions require details to be submitted and approved prior to the relevant works:

12 (privacy screens), 15 (details of photovoltaic cells and solar thermal panels), 16 (feasibility of rainwater recycling), 17 (TM52 overheating assessment), 20 (Piling method statement), 22 (Mechanical ventilation systems), 27 (design details), 29 (lighting strategy), 30 (landscaping), 32 (details of Bedford Passage).

The following conditions require details to be submitted and approved prior to occupation of the development:

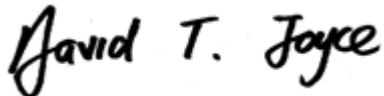
5 (evidence of Building Regulations Part M4 (3)(2a)), 8 (memorial plaque), 14 (evidence of design for maximum water use) and 19 (Bird and bat box locations).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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