

Application ref: 2018/5916/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 10 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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 and method statement for the reconstruction of the North House chimney stack as required by condition 27(b) of planning permission 2017/0414/P (dated 15/01/18) for redevelopment and refurbishment of the former Middlesex Hospital Annex site.

Drawing Nos: EcoRight Hydraulic Lime Mortars specification; North House Gable Wall Photographs; Chimney Stack Repair Details North House MHA-ACM-NH-XX-DE-S-00004 Rev T1 (08.10.18).

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting approval of details:

Condition 27 (part b only) requires 'details, including a method statement and section drawings at 1:20, of the proposed reconstruction of the street-facing gable and chimney stack to the North House'.

Given the extent of distortion to the existing chimney stack on the unlisted

North House and the concerns that repair would not correct the leaning stack, it is agreed that the chimney should be rebuilt. The submitted section drawings and method statement, including justification for the proposed method and details of the hydraulic lime mortar provide sufficient detail to ensure that the character and appearance of the building would be preserved and are acceptable.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development meets the requirements of the host planning permission and is in accordance with policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 You are reminded that condition 21 (SUDs) of planning permission granted on 15/01/2018 (ref 2017/0414/P) is outstanding and requires details to be submitted and approved prior to commencement of development (other than demolition).

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

9 (green roof), 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:

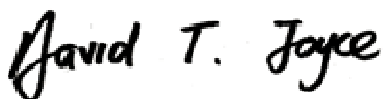
5 (evidence of Building Regulations Part M4 (3)(2a)), 8 (memorial plaque), 14 (evidence of design for maximum water use) and 19 (Bird and bat box locations).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning