

Application ref: 2019/1061/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 4 July 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

Jennifer Keith
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: Overheating assessment as required by condition 17 of planning permission reference 2017/0414/P (dated 15/01/2018) 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: Cover letter, dated 20/02/2019; Overheating analysis, dated 19/02/2019; Cooling System Efficiency - Workhouse, dated 15/04/2019.

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 17 of planning permission 2017/0414/P, dated 15/01/2018. Condition 17 requires full details of the TM52 overheating assessment to be provided to demonstrate that the residential units do not overheat without being reliant on mechanical cooling. The condition notes that the applicant should demonstrate that the Mayor's cooling hierarchy has been followed and that overheating risk has been reduced as far

as possible, and that active cooling is not proposed unless it can be demonstrated it is required and that all other measures have been considered first.

An overheating analysis has been submitted which notes that the design incorporates a number of passive design measures that reduce the risk of overheating from the outset. These include: replacement / upgrade of the existing windows to improve the thermal performance including reducing the glass g-value; minimising internal heat gains through energy efficient lighting; positioning of the utility cupboards by the entrance doors; and high performance insulation of hot water pipework. The report concludes that all the apartments except one fail to meet the relevant targets, due to the fact the windows cannot be altered due to the listed status of the building. On this basis, comfort cooling is proposed.

The Council's Sustainability Officer has reviewed the report and concurs that the listed status of the building is limiting its ability to deal with high summer temperatures.

The condition notes that, where active cooling is required, details demonstrating the efficiency of the system should be provided to the Council. Details have been provided. It is noted that the cooling in the workhouse will be provided by fan coil units located in the ceiling void of each habitable room. The chilled water feeding the fan coil units will be produced by two air cooled chillers located on the new building's roof. The Council's Sustainability Officer has reviewed the report and is satisfied with the proposed efficiency levels.

As part of discussions, the applicant has confirmed that any film on the glazing will be placed on the secondary glazing rather than the main sash windows. The Council's Conservation Officer supports this approach.

The proposed development is in general accordance with Policy CC2 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), 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 2019.

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, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer