

Application ref: 2019/4418/P
Contact: Kate Henry
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Date: 20 September 2019

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Templegroup
52 Bermondsey Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44 Cleveland Street
London
W1T 4JT

Proposal: Details of front boundary wall, as required by condition 27a 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: 19325 - Cleveland St - Wall Survey (pages 1 and 2); Supporting Statement, dated 22/08/2019; Cover letter dated 30/08/2019.

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 27a of planning permission reference 2017/0414/P, dated 15/01/2018. Condition 27a requires details to be provided of new openings in the front boundary wall to Cleveland Street, and associated alterations to iron railings.

A building condition report, a laser survey drawing of the existing wall, a Scope

of Works and existing and proposed elevation and section drawings have been provided. It is proposed to take down the existing wall and rebuild it, like for like, incorporating the existing railings and gates. This will allow for the safe construction of the attenuation tanks that will be built below the existing boundary wall. Rebuilding the wall like for like will also reduce the impact on any archaeological material.

The details are considered to be satisfactory and the condition can therefore be discharged.

The submitted details are in general accordance with Policies D1 and D2 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 b, c, d, e, f (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



Daniel Pope
Chief Planning Officer