

Application ref: 2018/2163/L
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 17 February 2020

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
Devon House
58-60 St Katherine's Way
London
E1W 1LB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Middlesex Hospital Annex
44 Cleveland Street
London
W1T 4JT

Proposal:

Internal modifications to workhouse building at levels 1-4 to add 3 no. flats and minor alterations to external elevations.

Drawing Nos: Existing and demolition drawings:

SP_01; P-XTG_LB_B1; P-XTG_LB_00; P-XTG_LB_01; P-XTG_LB_02; P-XTG_LB_03; P-XTG_LB_04; P-XTG_LB_LR; E-XTG_LB_01; E-XTG_LB_02; E-XTG_LB_03-04; S-XTG_LB_01; S-XTG_LB_02; P_DEM_LB_B1; P_DEM_LB_00; P_DEM_LB_01; P_DEM_LB_02; P_DEM_LB_03; P_DEM_LB_04; P_DEM_LB_LR; E_DEM_LB_01; E_DEM_LB_02; E_DEM_LB_03-04;

Proposed:

P_GA_LB: B1 revE, 00 revD, 01 revD, 02 revD, 03 revE, 04 revE, LR revD. Drawings E_LB_01 revD, E_LB_02 revE, E_LB_03-04 revF, S_LB_01 revE, S_LB_02 revD.

Supporting documents:

Planning Statement (dated January 2017); Design & Access Statement (undated); Historic Building Structural Engineering report (dated September 2016); Heritage Statement (undated, received April 2017); Design Revision Report (undated, received April 2017); Additional information: Alcove and fireplace location (undated, received June 2017); Historic environment assessment (dated May 2017).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the following drawings:

Existing and demolition drawings:

SP_01; P-XTG_LB_B1; P-XTG_LB_00; P-XTG_LB_01; P-XTG_LB_02; P-XTG_LB_03; P-XTG_LB_04; P-XTG_LB_LR; E-XTG_LB_01; E-XTG_LB_02; E-XTG_LB_03-04; S-XTG_LB_01; S-XTG_LB_02; P_DEM_LB_B1; P_DEM_LB_00; P_DEM_LB_01; P_DEM_LB_02; P_DEM_LB_03; P_DEM_LB_04; P_DEM_LB_LR; E_DEM_LB_01; E_DEM_LB_02; E_DEM_LB_03-04;

Proposed:

P_GA_LB: B1 revE, 00 revD, 01 revD, 02 revD, 03 revE, 04 revE, LR revD.
Drawings E_LB_01 revD, E_LB_02 revE, E_LB_03-04 revF, S_LB_01 revE, S_LB_02 revD.

Supporting documents:

Planning Statement (dated January 2017); Design & Access Statement (undated); Historic Building Structural Engineering report (dated September 2016); Heritage Statement (undated, received April 2017); Design Revision Report (undated, received April 2017); Additional information: Alcove and fireplace location (undated, received June 2017); Historic environment assessment (dated May 2017).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

c) Plan, elevation and section drawings at a scale of 1:10 of all new internal and external doors, with typical moulding and architrave details provided at a scale of 1:1.

d) Details, including plan, elevation and section drawings at a scale of 1:10 of the proposed new porch to front elevation.

g) Details, including manufacturer's specification and samples, of external cladding of the proposed new lift shaft and the glazed link.

The roofing materials, detailing of new and unblocked window openings, conservation rooflights, repairs and reinstatement of parapet and structural interventions shall be implemented in accordance with details approved under reference 2019/4607/L (dated 19/11/2019) or other such details which have been submitted to and approved in writing by the local planning authority prior to the start of the relevant work, and which meet the requirements of parts (a), (b), (e), (f) and (h) respectively, below.

a) Details, including samples, of all new roofing materials.

b) Details of all new and unblocked window openings, including section drawings at a scale of 1:10 showing head, jamb and cill details.

e) Details, including manufacturer's specification and detailed section drawings at a scale of 1:10, of all proposed conservation rooflights.

f) Details, including 1:10 section drawings, of repairs and reinstatement works to the parapet associated with the lowering of the existing gable walls to the rear elevation.

h) Details, including 1:10 section drawings of any structural interventions required to historic fabric.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 5 The external masonry repairs and replacements of external brickwork following the demolition of 19th and 20th century extensions shall be carried out in accordance with the method statement and schedule of works approved under planning application 2019/1989/P (dated 8th May 2019) or other details as submitted to and approved in writing by the local planning authority and which shall include samples of new bricks.

The relevant part of the works shall not be carried out otherwise than in

accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 6 Details of all new service runs for all new bathrooms and kitchens, demonstrating the relationship of new pipework as it relates to the structure of the building, including plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:1, and also showing where applicable: new service cupboards, bulkheads and boxing in for all new bathrooms and kitchens including risers and pipework, radiators, radiator covers, air handling equipment and apertures, shall be submitted and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 7 The removal of the modern front porch to the main central entrance and subsequent making good of the building shall be carried out in accordance with the details approved under planning application 2019/1989/P (dated 8th May 2019) or other such details which shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 8 The area of restored render plinth proposed to be extended to the newly exposed rear elevation shall be applied using a lime-based render.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 9 This condition is intentionally left blank.

- 10 This condition is intentionally left blank.

- 11 Notwithstanding the approved drawings and relevant supporting documents, details and sections at a scale of 1:10 of all proposed internal wall insulation, including typical details around windows, including cills, and doors shall be submitted and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 12 No new plumbing, flues, vents, ductwork, rainwater goods or soil vent pipes shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed by the local planning authority in writing by the Council as Local Planning Authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 13 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 14 No aerials, plant, equipment or means of enclosure shall be erected other than as indicated on the approved drawings, unless otherwise agreed in writing by the local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 15 No cleaning of brickwork other than a gentle surface clean using a nebulous water spray is authorised by this consent without prior approval of details. Those details shall include the cleaning method and undertaking of trials that shall be submitted to and approved in writing by the local planning authority, before the work is begun. The work shall be carried out in accordance with such approved trials.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 16 This condition is intentionally left blank.

Informative(s):

- 1 This application seeks to make changes to the approved listed building consent 2017/0415/L. The changes to listed building relate largely to the internal changes to facilitate the new mix of market units, which are set out in detail in associated planning application 2018/1584/P. Where internal alterations to the listed building are proposed, they either do not impact adversely on the

legibility of the original floorplan or are being carried out in areas which have already received consent for alteration under the previous proposals. The proposed small basement windows are in keeping with other lower ground floor apertures found elsewhere on the building; there is no objection in principle to this part of the proposal, subject to detailed design which would be secured by condition 27 of the planning permission.

It is noted that additional rooflights are shown on the amended drawings; these are acceptable in principle and details will be secured under Condition 4. They should be of the conservation-type, lying flush to the roof, painted black metal with a vertical glazing bar.

A fall restraint system has been added to the rooftop and it has been clarified that this would not be visible from the public realm.

This decision notice reproduces the conditions of consent 2017/0415/L, with revisions made to take account of details which have already been approved. The need for conditions 9, 10 and 16 has fallen away by the new drawings, which removed any indication of unacceptable intervention in the listed building.

Overall the proposals have paid special attention to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays

and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer