

Application ref: 2019/4470/P
Contact: Kate Henry
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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:

Middlesex Hospital Annex
44 Cleveland Street
London
W1T 4JT

Proposal:

Part discharge of condition of condition 6 - Stage 2 Written Scheme of Investigation (WSI) (Part A excavation) 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: Middlesex Hospital Annexe Evaluation Report V.2 (MOLA) (dated 22/08/2019); Stage 2 Written Scheme of Investigation for an archaeological Excavation and Watching brief V.9 (ICENI) (dated 02/04/2020)

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

Informative(s):

1 Reasons for granting

This application seeks to partly discharge condition 6 of planning permission reference 2017/0414/P, dated 15/01/2018. The first part of condition 6 requires a stage 1 written scheme of investigation (WSI) to be submitted and approved in writing by the local planning authority prior to any development consisting of

works below ground level taking place; and thereafter for all works to accord with the WSI and for a nominated person(s) or organisation to undertake the agreed works. The stage 1 WSI was submitted to and agreed in writing with the local planning authority on 22/05/2018 (pursuant to planning application reference 2018/1789/P).

The second part of condition 6 requires that, if heritage assets of archaeological interest are identified by stage 1, then for those parts of the site which have archaeological interest, a stage 2 WSI shall be submitted to and approved in writing by the local planning authority; and thereafter for all works to accord with the WSI.

An Archaeological Evaluation Report was submitted, which presents the results of the archaeological test trench evaluation carried out by MOLA. The report concludes that archaeological deposits survive extensively across the site, in the form of articulated burials linked to the workhouse cemetery and deep cess pits and quarry pits. It notes that the new basement would involve the removal of all surviving archaeological remains from its footprint and the appropriate mitigation methods are to be chosen by GLAAS and the Local Planning Authority.

A Stage 2 WSI has been provided (and subsequently updated in response to comments made by GLAAS). It provides a detailed methodology covering the enabling works and southern perimeter excavation (Part A of the excavations). An addendum will be submitted providing the detailed methodology for the main excavation (Part B) under a separate discharge of condition application.

Condition 6 also requires that the stage 2 WSI include the programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. It notes that this part of the condition cannot be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI. On this basis, the condition cannot yet be fully discharged.

The proposed development is in general accordance with Policy 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). Application reference 2019/6142/P is pending a decision.

Condition 6 cannot be fully discharged until Part B excavation details have been submitted and approved and the stage 2 WSI post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material have all been fully undertaken.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer