

JWP/|HW/DP4866

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Mr Gavin Sexton
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Dear Mr Sexton

14-19 TOTTENHAM MEWS, LONDON. W1T 4AA

We write on behalf of our client, Central London Commercial Estates Limited (part of the Derwent London Group), to request planning permission for the demolition of the existing building at 14-19 Tottenham Mews to facilitate the construction of the Middlesex Hospital Annex site to the north.

Full planning permission is requested for:

The demolition of the existing building at 14-19 Tottenham Mews.

Background

The site currently comprises a temporary building built in circa 1974 which is located on the western side of Tottenham Mews.

The building was last in use as a Community Mental Health Resource Centre (MHRC); however, the mental health services moved to alternative accommodation on Kings Cross Road in 2012, and the building has remained vacant since this date. The services previously offered at the site continue to be provided by the NHS Trust in the locality, subject to organisational and structural changes which have occurred in the meantime. The relocation of these services meant that the Camden and Islington NHS Trust no longer had a requirement for the building, and the site was purchased by our client in summer 2018.

Since obtaining the site, our client has been in pre-application discussions with LB Camden Planning Officers to discuss redevelopment options for both commercial and residential uses. Through this pre-application process, Officers have confirmed that the redevelopment of the site will be encouraged, and there would be no objection to the demolition and replacement of the existing building.

In addition to discussions with LB Camden, our client has also been in contact with the owner of the Middlesex Hospital Annex site to north, which received planning permission (ref: 2017/0414/P) for part refurbishment and part redevelopment to provide circa 4,500sqm flexible office/healthcare use and 50 residential units. While the approved Draft Construction Management Plan demonstrates that the Middlesex Hospital Annex scheme can be constructed on site, if the Tottenham Mews site could also be used, this additional space would assist with the Middlesex Hospital Annex construction works by providing an area for the storage of materials.

This application proposes the demolition of the existing building at 14-19 Tottenham Mews, to allow the site to be utilised to facilitate the construction of the approved scheme at Middlesex Hospital Annex.

The Site

As set out above, the site comprises a temporary pre-fabricated building dating from the 1970s, which is located on the western side of Tottenham Mews. The building is currently vacant and dilapidated and is considered to detract from the overall character of the Mews, as set out within the Charlotte Street Conservation Area Appraisal and Management Plan.

The eastern side of the mews is occupied by a series of individual mews buildings of varied design which are predominantly 4 storeys high from the ground level (several with additional half basements). The mews is accessed from the south from Tottenham Street.

To the west of the site is Middlesex House, a 6 storey office building which is accessed from Cleveland Street. To the south of the site is Arthur Stanley House, a vacant 8 storey building which received planning permission (ref:2017/4306/P) for the refurbishment and extension of the existing building to provide primarily office floorspace, and the construction of a new building providing 10 residential units which face on to Tottenham Mews (the development has been implemented and the construction has started).

To the northwest of the site is the existing Middlesex Hospital Annex, a 3-4 storey building which recently received planning permission (ref: 2017/0414/P) for the refurbishment of the listed Workhouse Building and North and South Houses to provide 12 residential units and redevelopment of the rest of the site to provide a part 4, part 5, part 8 storey building providing circa 4,500sqm flexible office/healthcare use and 38 residential units.

The site is highly accessible, with a PTAL rating of 6b (the highest rating).

Within current policy, the site is located within the Central London Activities Zone and the site is also within the Fitzrovia Area Action Plan (2014) (FAAP), where it is designated for redevelopment.

Proposed Demolition

This application proposes the demolition of the existing building at 14-19 Tottenham Mews. It is anticipated that the proposed demolition will take 18-20 weeks in total.

Hoarding/ Site Enclosure

Prior to the commencement of demolition, the site will be will screened with the erection of 2.4m high hoarding around the site boundary. The proposed hoarding will be similar to that currently erected around the Middlesex Hospital Annex site, as shown in the photograph below:



A site hoarding will be installed to the front elevation on Tottenham mews and anti climb Heras fencing to the north elevation between the two construction sites, further Heras to be applied to the upper scaffold lift preventing access from the adjacent site on the south end of the site also to where the scaffold is close to the Middlesex House external fire escape stair.

Site areas of the building will be patrolled to ensure working areas are secured with a final inspection carried out at the end of each day by the dedicated CL site supervisor.

Temporary self-contained site office, WC and welfare facilities will be established within the site hoarding to be serviced by pump out waste collections.

Vehicle Movements & Dust Monitoring

Vehicle movements will be down Tottenham Street and Tottenham Mews. During vehicular movement, a banksman will be in attendance controlling pedestrians / vehicle movements, within Tottenham Mews and as they exit onto Tottenham Street.

No delivery vehicles or plant will be left to idle Tottenham Mews. If it is not being used it will be turned off. We will use suitable areas of the site for cutting areas so that noise is controlled and does not cause disturbance to adjacent properties, but also to other site operatives.

Any drilling or cutting activities will be undertaken using on-tool extraction into a suitable Hoover, and water suppression in some instances. General dust will be controlled by a strict housekeeping regime using a water spray and hoovers.

Any skips and wagons containing waste will be securely covered and water 'misted' as appropriate.

Dust monitoring will be carried out at regular intervals, increasing in frequency during works that will inherently generate dust.

If the levels of dust particles in the air are deemed unacceptable action will be taken, and measures to avoid, reduce and/or suppress any dust will be evaluated and implemented

Hours of Work & Noise Monitoring

- Monday – Friday 8.00am – 5.00pm
- Saturday - 8.00am – 1:30pm

Environmental/Waste Segregation

Contractor will operate an Environmental Management and Sustainability policy in line with the Considerate Constructors Scheme guidelines which is accredited by the BRE Environmental Assessment method should either of these schemes be required by our clients.

Throughout the construction process all waste is segregated during the site salvage phase in which separate waste streams are created, to maximise the recycling of materials through the waste transfer stations and minimise the quantity of materials deposited in landfill sites.

Security

The site will be secured with 2.4m high hoarding, as detailed above. Security personnel will be on site during the day, and the site access is closed outside of working hours. Access to the site will be controlled, and people wishing to enter the site will need to do so via the security point and turnstiles.

Planning Policy Assessment

The Development Plan for the site comprises the following:

- The London Plan (as amended 2016)
- Camden Local Plan (July 2017)

The Fitzrovia Area Action Plan (March 2014) is also a material consideration. This document sets out a coordinated vision for the area, linking with development policies.

The site is within the Charlotte Street Conservation Area, and the Conservation Area Appraisal and Management Plan (2008) is also a key consideration.

Principle of demolition

The existing building is vacant, and has been since the mental health services were relocated to Kings Cross Road. The site is effectively a brownfield site, and the redevelopment and optimisation of previously developed land is supported at all levels of planning policy.

While the building is currently vacant, its lawful use is Class D1 healthcare use. Camden Local Plan Policy C1e) states that the Council will protect existing health facilities in line with Policy C2 Community Facilities. Policy C2g) states: *'The Council will...*

ensure existing community facilities are retained recognising their benefit to the community, including protected groups, unless one of the following tests is met:

- i. a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended, users;*
- ii. the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, then our preferred alternative will be the maximum viable amount of affordable housing;'*

All services previously provided at 14-19 Tottenham Mews were relocated in their entirety to alternative accommodation on Kings Cross Road in 2012, and these services continue to be provided as follows, subject to organisational and structural changes which have occurred in the meantime:

- Community Mental Health Teams – South Camden Services have subsequently been relocated to St Pancras Hospital South Wing, Camley Centre and Residence Building.
- New 6 Bed Crisis House and Crisis Resolution Team – This was constructed in 2014 at St Pancras Hospital by refurbishing a former chapel/nursery building (Rivers Crisis House).
- South Camden Recovery Centre – This is provided at the Jules Thorn Day Centre, St Pancras Hospital.
- Approved Mental Health Professional Duty Team – This is at St Pancras Hospital.

As such, it is considered that the proposed demolition of Class D1 floorspace would be compliant with Policy C2g) i) as replacement facilities which meet the need of the local population have been provided. As such, the principle of the demolition of the building is acceptable and accords with Policy C2.

Redevelopment

The principle of the redevelopment of the site to provide additional floorspace is supported within the Fitzrovia Area Action Plan. Our client is currently progressing pre-application discussions with Officers for a new building on the site which will provide residential floorspace. It has been agreed that the demolition of Tottenham Mews and use of the site in association with the construction of Middlesex Hospital Annex would be considered an acceptable interim solution, while pre-application discussions progress.

The principle of including the existing floorspace within discussions relating to floorspace quantum and uplift within any future scheme is agreed, on the provision that a planning application for a new scheme is submitted within a period of several years.

Heritage

The site is within the Charlotte Street Conservation Area. With regard to Tottenham Mews, the Charlotte Street Conservation Area Appraisal and Management Plan (2008) states that *'Charlotte Mews, Percy Mews and Tottenham Mews all retain some interest in their more humble commercial Charlotte Street Appraisal and Management Plan July 2008 25 buildings. The prefabricated buildings on Tottenham Mews detract from the overall character of the street.'* The list of detractors within Appendix 5 confirms that this statement refers to the Day Hospital (14-19 Tottenham Mews).

Local Plan Policy D2 seeks to preserve and enhance existing heritage assets. With regard to conservation areas, Policy D2 states that the Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

The building is identified as a detractor to the character and appearance of the Conservation Area due to the poor quality of the building and its appearance. It is not considered that the demolition of the building and hoarding of the site would negatively impact upon the contribution of the site towards the setting of the Conservation Area; and in fact, the proposed demolition could be considered to have a positive impact with the removal of an unattractive, vacant, dilapidated pre-fabricated building. This accords with the pre-application advice received from Officers.

Consultation

The Applicant has undertaken consultation with surrounding neighbours, amenity societies and Councillors. A letter informing of the demolition has been sent prior to the submission of the application. The following groups and neighbours were consulted;

- The Charlotte Street Association
- The Fitzrovia Partnership Bid
- Bloomsbury Conservation Area Advisory Committee
- Fitzrovia Neighbourhood Association
- Bloomsbury Ward Councillors
- Cabinet Member for Investing in Communities and an Inclusive Economy
- Immediate Neighbours within Tottenham Mews and Tottenham Street.

Summary

In summary, this application proposes the demolition of the building at Tottenham Mews to facilitate the construction of the adjacent Middlesex Hospital Annex site.

In light of the FAAP designation, pre-application feedback received from Officers encouraging the redevelopment of 14-19 Tottenham Mews and the benefits associated with facilitating the construction of the Middlesex Hospital Annex site, it is considered that the demolition of the existing building would be acceptable.

We trust that the enclosed drawings will be sufficient to allow the application to be validated, but if you have any queries please contact Hannah Willcock of this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'DP9 Ltd', written in a cursive style.

DP9 Limited