

Our ref: T3452.4



**TEMPLE**

LEADERS IN ENVIRONMENT,  
PLANNING & SUSTAINABILITY.

24<sup>th</sup> June 2021

Planning and Development Team  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

**Dear Sir/Madam,**

**Former Middlesex Hospital Annex, 44 Cleveland Street, W1T 4JT: Application for a non-material amendment (S96a) to Planning Permission 2018/1584/P to provide an additional basement level**

We act on behalf of University College London Hospitals Charity ("the Applicant") in relation to the redevelopment of the former Middlesex Hospital Annex at 44 Cleveland Street ("the Site").

The Site was granted planning permission on 15 January 2018 reference 2017/0414/P subject to a section 106 agreement. The 2018 permission was subject to an application made under section 73 of the Town and Country Planning Act 1990 granted on 30 September 2019 reference 2018/1584/P ("the 2019 Permission"). The MHA Site is currently being developed pursuant to the 2019 Permission.

Officers will be aware that the Charity remains on-site and has reiterated its commitment to the scheme. In particular, the Charity has submitted a concurrent s73 planning application. Regardless of the outcome of that application, the programme of works on site means that the Charity intends to implement changes to the basement, to provide an additional basement level. The changes will facilitate the current planning permission *and* the proposed s73 works but the Charity does not wish to slow down the development in the meantime.

**Proposed Changes**

As a result of the Grenfell Tower fire in 2017, additional fire safety requirements are placed on the development. As a result, the Applicant needs to construct an additional basement level within the north-east end of the site.

The purpose of the additional basement level is to house water storage tanks for a sprinkler system and associated plant space to support the sprinkler system, including a backup generator.

**Design**

The second basement level is proposed on the north-east end of the site and is approximately 37m x 12.2m. The proposed additional basement level has been carefully designed and located so that it will not have any adverse impact on the neighbouring properties. It has no effect on the on-site archaeological works and importantly, all of the relevant assessments in relation to the 2019 planning permission have already been approved (including as part of the 2018 planning permission and planning obligations), as they had already allowed for such works.

They are *not* included again with this application but for reference, can be summarised as:

- AECOM Flood Risk Assessment – (revision R02 dated 12.12.2016);
- MHA\_ACM-XX-XX-RP-GE-01 (revision P01 dated 15.04.2020) - AECOM Geotechnical and Geo-Environmental Ground Conditions Report;
- MHA\_GEO\_BIA\_0014 (revision 06 dated 30.11.2020) – AECOM Basement Impact Assessment Report;
- MHA\_GEO\_GMA\_002 (revision 03 dated 30.11.2020) – AECOM Ground Movement Assessment Report;
- BDP-ACM-XX-REP-S-0004 (revision 00 dated 21.12.2020) – RIBA 4 Structural and Civil Engineering Report and
- Professional Certification from the Certifying Engineer, with accompanying AECOM Independent Review Form (dated 02.06.2021).

Further details of the location and design of the additional basement level *are* included in the submitted drawings and Design and Access Statement.

The drawings are:

- BPD-LDW-NB-B2-DR-A-00500 GA Plan – Level B2\_P01
- BPD-LDW-NB-ZZ-DR-A-001004 GA Sections GG & HH
- BPD-LDW-NB-ZZ-DR-A-006001 GA Sections AA
- BPD-LDW-NB-ZZ-DR-A-006002 GA Sections BB

We trust that this application is acceptable and in order to facilitate ongoing works on the site, that it will be approved without delay.

**Yours sincerely**



**Jenny Keith**  
**Consultant**