

Our ref: T3452.4



TEMPLE

LEADERS IN ENVIRONMENT,
PLANNING & SUSTAINABILITY.

24th 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: S73 Application to vary conditions of Planning Permission 2018/1584/P

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.

The description of development of the 2019 Permission is below:

"Variation of condition 2 (approved drawings) and removal of condition 3 (demolition contract) of planning permission ref 2017/0414/P (dated 15th Jan 2018) for refurbishment of the Wporkhouse and North/South Houses and redevelopment of the remainder of the site, to provide a mixed-use development comprising 50 residential units and commercial space; namely to increase extent of basement to incorporate MRI scanners with 3 no. external quench pipes, internal modifications to affordable housing layouts, change of mix of market tenure housing to create 3 no. additional units, alterations to South House to incorporate community room and North House to increase floorspace and provide basement level courtyards, alterations to rooftop plant area, fenestration of new build, cycle parking, access and landscaping."

In line with our prior discussion with Officers, a concurrent s96A application is made to vary the above description of development. The proposed description of development is reflected below and reasons for that are set out in the concurrent application which should be approved ahead of a decision on this application.

This s73 application seeks a reduction in the proportion of affordable housing within the scheme and is for changes that are appropriate to that. This application is for:

"Variation of Conditions 2 and 3 (approved drawings), 4 (accessible units); 5 (wheelchair user dwellings) of planning permission 2018/1584/P for refurbishment of the Workhouse and North/South Houses and redevelopment of the remainder of the site, to provide a mixed-use development comprising residential units and commercial space, basement accommodation, external quench pipes, a community room, rooftop plant, cycle parking, access and landscaping [Variation of condition 2 (approved drawings) and removal of condition 3 (demolition contract) of planning permission ref 2017/0414/P (dated 15th Jan 2018)]."

In addition to this covering letter the following documents are submitted in support of this

application:

- Application and CIL forms (with appropriate fee);
- Planning statement (includes affordable housing and planning obligations statement along with a fire statement);
- Design and access statement;
- Application drawings (Appendix 1 to this letter includes the relevant drawing list);
- Confidential Financial Viability Assessment; and
- Energy Statement Update

We trust that you have all the appropriate information to progress this application.

Yours sincerely



Jenny Keithap
Consultant

Encl.