

Application ref: 2020/2732/P  
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Date: 29 September 2021

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Temple Group  
52 Bermondsey Street  
London  
SE1 3UD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Centre Block**  
**44 Cleveland Street**  
**London**  
**W1T 4JT**

Proposal: Details of piling method statement required by condition 20 of planning permission 2018/1584/P, dated 30/09/2019 [for: 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 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 etc.)]

Drawing Nos: MHA-ACM-BW-XX-DE-S-1004; MHA-ACM-00-GF-DR-SE-01106 Rev C3; MHA-ACM-BW.2-XX-DE-S-1002; MHA-ACM-BW.2-XX-DE-S-1006; MHA-ACM-BW.2-XX-DR-S-1001; MHA-ACM-XX-P1-DR-S-1001; 54X003-KLB-000-XX-DR-X-0001 Rev P01; Cover letter. Dated 03/08/2021; Cover letter, dated 17/06/2020; Letter from Aecom to LB Camden, dated 16/06/2020; Middlesex Hospital Geotechnical and Geo-environmental Ground Conditions Report, dated 15/04/2020 (Aecom); Method Statement: Bedford Passage - CFA Piling, dated 13/05/2020 (keltbray); Secant Pile Design Report ref 19116-DES-01 C02, dated 19/05/2020 (keltbray); Inspection Test Plan, dated 28/06/2021 (keltbray); Method Statement: Bedford Passage - Phase 2 Continuous Flight Auger Piling - Secant Wall, dated June 21 (keltbray)

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 20 of planning permission reference 2018/1584/P, dated 30/09/2019. The condition requires a piling method statement, prepared in consultation with Thames Water, to be submitted for approval in writing before any piling takes place.

Initially, the applicants sought to partially discharge the condition (only addressing Phase 1 of the works); however, during the course of the application they have also provided details relating to the new build element.

Thames Water were initially unable to support the discharge of the condition; however, further information was provided at their request and they have now confirmed that they are satisfied with the information and the condition can be discharged.

As such, the details are in accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 2 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), 22 (Mechanical ventilation systems), 27 b, c, d, e, f (design details), 29 (lighting strategy), 30 (landscaping), 32 (details of Bedford Passage), 35 (enhanced sound insulation details).

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).

- 3 Thames Water have reviewed the information provided and agree to discharge Condition 20. This is based on the understanding that piling/demolition works are carried out in accordance with drawing ACM-00-GF-DR-SE01106. Please advise Thames Water if these plans change so that they can re-assess the risk to assets.

Demolition, piling and excavation works all have the potential to adversely impact Thames Water assets. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.

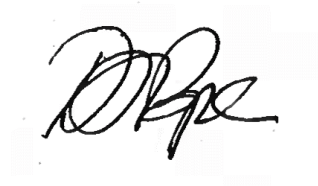
Plans of Thames Water apparatus can be obtained through their website at [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk). Please contact Developer Services if you wish to discuss further (0800 009 3921 or by email at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) with email subject FAO Asset Protection Team). Please use the following reference in all future correspondence: DTS 1852.

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 2021.

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

Daniel Pope  
Chief Planning Officer