

Application ref: 2021/3087/P
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Temple Group
21 Perrymount Road
Haywards Heath
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RH16 3TP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:

Middlesex Hospital Annex
44 Cleveland Street
London
W1T 4JT

Proposal: Variation of conditions 2 and 3 (approved plans), 4 (accessible units), 5 (wheelchair user dwellings) and 37 (residential mix) of planning permission 2017/0414/P, dated 15/01/2018 (as amended by 2018/1584/P, dated 30/09/2019 and 2021/3088/P, dated 12/07/2021) (for: Refurbishment of and alterations to the existing former Workhouse Building (Grade II listed) and North and South Houses (fronting onto Cleveland Street) to provide residential units (Class C3); demolition of part of South House and buildings at rear of Workhouse Building and redevelopment to provide a new building comprising commercial floor space (flexible use of Class B1 / D1 healthcare) and residential units (Class C3); and associated works including opening up of Bedford Passage, creation of public open space, landscaping works, and partial demolition of front boundary wall), namely to allow an increase in the overall number of dwellings and a change in housing tenure (reduction in the number of affordable dwellings), changes to 2nd floor window on former workhouse building, changes to internal and external design of new building, including additional basement level

Drawing Nos: SP_01; BPD-LDW-NB-B2-DR-A-000000 Rev P01; BPD-LDW-NB-B1-DR-A-000001 Rev P01; BPD-LDW-NB-00-DR-A-000002 Rev P01; BPD-LDW-NB-01-DR-A-000003 Rev P01; BPD-LDW-NB-02-DR-A-000004 Rev P01; BPD-LDW-NB-03-DR-A-000005 Rev P01; BPD-LDW-NB-04-DR-A-000006 Rev P01; BPD-LDW-NB-05-DR-A-000007 Rev P01; BPD-LDW-NB-06-DR-A-000008 Rev P01; BPD-LDW-NB-07-DR-A-000009 Rev P01; BPD-LDW-NB-08-DR-A-000010 Rev P01; BPD-LDW-NB-ZZ-DR-A-

002004 Rev P01; BPD-LDW-NB-ZZ-DR-A-002006 Rev P01; BPD-HLM-00-ZZ-DR-L-00005 Rev P01; BPD-HLM-00-ZZ-DR-L-00006 Rev P01; BPD-LDW-NB-ZZ-DR-A-006001 Rev P01; BPD-LDW-NB-ZZ-DR-A-006002 Rev P01; BPD-LDW-NB-ZZ-DR-A-007002 Rev P01; BPD-LDW-NB-ZZ-DR-A-007007 Rev P01; BPD-LDW-NB-ZZ-DR-A-007009 Rev P01; BPD-LDW-NB-ZZ-DR-A-007011 Rev P01; BPD-LDW-WH-ZZ-DR-A-253012; E_LB_03-04 Rev G; Cover letter, dated 24/06/2021 (Temple); Planning Statement, dated June 2021 (Temple); Design & Access Statement, dated 18/06/2021 (Llewelyn Davies); Energy Statement Update Rev 0, dated 21 June 2021 (Arup); Bedford Passage Development Financial Viability Assessment Report Final Draft v1.5 FINAL (SQW)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed reduction in affordable housing, combined with the changes to the dwelling mix, the proposed management of the intermediate-rented affordable units and lack of market wheelchair user housing, would fail to maximise the supply of affordable housing in the borough and would fail to minimise social polarisation and promote the creation of mixed, inclusive sustainable communities, contrary to the aims of Policies H4 (Maximising the supply of affordable housing), H6 (Housing choice and mix), H7 (Large and small homes) and C6 (Access for all) of the Camden Local Plan 2017.
- 2 The proposed reduction in affordable housing would reduce the public benefits arising from the approved development to the extent that the total loss of significance of non-designated heritage assets (the now demolished wings attached to the listed former workhouse) and the less than substantial harm to designated heritage assets (the listed former workhouse and the Charlotte Street Conservation Area) would not be outweighed by the public benefits of the proposal, contrary to the aims of Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 3 The proposed changes to the commercial cycle parking, by virtue of the location and design of the cycle parking, would fail to promote sustainable transport in the borough, contrary to the aims of Policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 4 The proposed changes to the new building, by virtue of the additional balconies on the western elevation and the changes to the plant screen at roof level, would cause harm to the setting of the listed former workhouse and to the character and appearance of the host building and the wider area, including the Charlotte Street Conservation Area, contrary to the aims of Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 5 The revised energy strategy, including the proposed provision of cooling to all market units in the new building and the associated increase in cooling plant and reduction in solar thermal panels, would fail to be sustainable in its use of resources, contrary to the aims of Policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC4 (Air quality) and C1 (Health and wellbeing) of the Camden Local Plan 2017.

- 6 In the absence of an updated air quality assessment, it has not been adequately demonstrated that future occupants would be protected from exposure to poor air quality, contrary to Policy CC4 (Air quality) of the Camden Local Plan 2017.
- 7 In the absence of a Deed of Variation to the original section 106 legal agreement, the proposed development would fail to secure the same obligations (namely: Implementation and Delivery plan; Package of end-use employment and training obligations; Employment and training strategy; Employment and training contribution; Affordable housing secured on-site; Public open space contribution; Bedford Passage to be open 24 hours a day; Community involvement programme; Construction Management Plan; Construction Management Plan review fee; Demolition Management Plan; Demolition Management Plan review fee; PCE contribution; Highways works contribution; Car-free (residential and commercial); Servicing management plan; Travel Plan; Travel Plan review fee; Sustainability plan; Energy plan; Future proofing details for decentralized energy network; Carbon Offset Fund contribution; Basement Construction Plan), contrary to Policies H4 (Maximising the supply of affordable housing), C1 (Health and wellbeing), C5 (Safety and security), C6 (Access for all), E1 (Promoting a successful and inclusive Camden economy), E2 (Employment premises and sites), A1 (Managing the impact of development), A2 (Provision and enhancement of open space), A3 (Protection, enhancement and management of biodiversity), A4 (Noise and vibration), A5 (Basements and lightwells), CC1 (Climate change mitigation); CC2 (Adapting to climate change), CC3 (Water and flooding), CC4 (Air quality), CC5 (Waste), T1 (Prioritising walking, cycling and public transport), T2 (Car-free development and limiting the availability of parking), T3 (Improving strategic transport infrastructure), T4 (Promoting the sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

Informative(s):

- 1 The applicant is reminded that the proposed changes to the listed building also require listed building consent.

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



Daniel Pope
Chief Planning Officer