

Application ref: 2021/3088/P
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Date: 12 July 2021

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Temple Group
21 Perrymount Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Site at 44 Cleveland Street
London
W1T 4JT**

Proposal: Non-material amendment to alter the development description to remove reference to the number of residential units, of planning permission 2017/0414/P, dated 15/01/2018 (as amended by 2018/1584/P, dated 30/09/2019) (for: Refurbishment / alterations to the Workhouse and North and South Houses and redevelopment of the remainder of the site to provide a mixed-use development comprising residential units and commercial floorspace, external quench pipes to serve basement, a community room, rooftop plant, and associated works, including opening up of Bedford Passage, creation of public open space, landscaping works etc.)

Drawing Nos: SP_01

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

REVISED DESCRIPTION

For the purpose of this decision, the description of development for planning permission 2017/0414/P, dated 15/01/2018 (as amended by 2018/1584/P, dated 30/09/2019) shall be replaced with the following description:

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

ADDITIONAL CONDITION 37

For the purpose of this decision, planning permission 2017/0414/P, dated 15/01/2018 (as amended by 2018/1584/P, dated 30/09/2019) shall have the following condition added:

The residential element of the development hereby approved shall provide 53 residential units, comprising 13 market units, 36 social-rented units and 4 intermediate-rented units.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

1 Reasons for granting

This application seeks to amend the description of development to omit any reference to the specific number of residential units being provided. No physical alterations are proposed as part of this application.

Removal of this information from the description would have no material impact on the planning permission, as the description still identifies the uses of the development and the quantum and delivery of key public benefits such as the affordable housing are secured in detail through the s106 legal agreement, which would remain untouched. The number of new homes required will be secured via a newly added condition rather than included within the description of development

The changes to the wording would leave the operative parts of the planning permission unaltered. They would have no material impact on the planning permission, on the character and appearance of the host property, conservation area or the amenity of neighbouring occupiers.

The full impact of the scheme has already been assessed by virtue of the original permission, granted under reference number 2017/0414/P, dated 15/01/2018 (as later amended by planning permission 2018/1584/P, dated 30/09/2019). In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive planning permission, 2017/0414/P, dated 15/01/2018 (as amended by 2018/1584/P, dated 30/09/2019) and is bound by all the conditions attached to that permission.

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 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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