

Planning Department
London Borough of Camden
2nd Floor
St Pancras Square
London
N1C 4AG

Date: 6 June 2023
Our ref: 66726/01/MS/26556659v1
Your ref: PP-12133468

Dear Sir/Madam

Hughlings Jackson Ward, Fifth Floor, Queen Mary Wing, National Hospital for Neurology and Neurosurgery, Queen Square WC1N 3BG: Application for Full Planning Permission for Replacement windows at fifth floor level to front and rear elevations

On behalf of our client, University College London Hospitals NHS Foundation Trust, please find enclosed an application seeking full planning permission for minor alterations including replacement of windows at the Hughlings Jackson Ward, Fifth Floor, Queen Mary Wing, National Hospital for Neurology and Neurosurgery, Queen Square, WC1N 3BG. The works include replacement of windows to both the front and rear elevations. The windows are required in conjunction with internal improvements proposed as part of an ongoing programme of upgrades to improve patient wellbeing and working conditions for staff.

Application Submission

The application has been submitted via the Planning Portal (ref. PP-12133468) and comprises the following:

- 1 Completed Planning Application Form and Ownership Certificate;
- 2 CIL Additional Information Form;
- 3 This Covering Letter, prepared by Lichfields;
- 4 Heritage Statement, prepared by Lichfields;
- 5 Design and Access Statement, prepared by Medical Architecture;
- 6 The following plans, prepared by Medical Architecture:
 - i Site Location Plan ref. 6120-MAA-ZZ-PL-A-0001;
 - ii Site Plan ref. 6120-MAA-ZZ-PL-A-0002;

- iii Existing Elevation – Street ref. 6120-MAA-ZZ-PL-A-0003;
- iv Existing Elevation – Courtyard ref. 6120-MAA-ZZ-PL-A-0004;
- v Proposed Elevation – Street ref. 6120-MAA-ZZ-PL-A-0005;
- vi Proposed Elevation – Courtyard ref. 6120-MAA-ZZ-PL-A-0006;
- vii Existing Section – ref. 6120-MAA-ZZ-PL-A-0007;
- viii Existing Elevation – North ref. 6120-MAA-ZZ-PL-A-0009;
- ix Proposed Elevation – North ref. 6120-MAA-ZZ-PL-A-0010;
- x Proposed Section ref. 6120-MAA-ZZ-ZZ-PL-A-0011.

The application fee of £234 has been paid via the Planning Portal to the London Borough of Camden.

The Application Site and Proposed Development

The application site comprises the fifth floor of the existing Queen Mary Wing, National Hospital for Neurology and Neurosurgery (NHNN), Queen Square, London, WC1N 3BG. The building forms part of the UK's largest dedicated neurological and neurosurgical hospital, which provides services for the diagnosis, treatment and care of all conditions that affect the brain, spinal cord, peripheral nervous system and muscles. It is a major international centre for research and training. The Hughlings Jackson Ward, a tertiary referral unit, is located on the fifth floor.

Figure 1 - Application Site



Source: Google

The Queen Mary Wing is adjacent and attached to the listed Albany Wing (Grade II), and is located within the Bloomsbury Conservation Area (sub-area 11). The site is not considered curtilage listed but may be considered a non-designated heritage asset as it comprises a well-designed, high quality part of the hospital estate and is a positive contributor to the character and appearance of the conservation area.

The enclosed Heritage Statement sets out further details in relation to the site's location in the Bloomsbury Conservation Area and the significance of the adjacent heritage assets.

Planning History

The Queen Mary Wing was constructed in 1937. An overview of the site's available planning history from Camden's planning register is set out in Table 1 below. The records below relate only to minor applications for installation of plant which have been approved over recent years.

Table 1: Planning History

Application No.	Description of Development	Decision	Date of Decision
2015/7053/P	Installation of mechanical plant to the 8th Floor front balcony of Queen Mary Wing and associated removal of wall section behind installation area (at roof level) (Class use D1)	Granted	22.04.2016
2016/3348/P	Variation of condition 4 (Noise levels) of planning permission ref. 2015/7053/P dated 22/04/2016 for the installation of mechanical plant to the 8th Floor front balcony of Queen Mary Wing and associated removal of wall section behind installation area (at roof level) (Class use D1).	Granted	04.08.2016
2018/1973/P	Installation of mechanical plant with associated alterations to Queen Mary wing of UCLH hospital.	Granted	03.07.2018

Proposed Development

The proposed development comprises the replacement of existing windows on the fifth floor of the Queen Mary Wing (front and rear elevations). This is proposed alongside a programme of internal works to improve patient wellbeing within the ward.

The existing windows do not meet current day requirements for use in the Hughlings Jackson Ward which accommodates Neuropsychiatry inpatient services. The existing windows are in poor condition and are not designed for mental health services, where there is an increased risk of patient self-harm. The existing hinged windows have their openings restricted by metal guarding fixed to the external façade to ensure a patient cannot put themselves in danger. However, this limits window opening and natural ventilation, and ward staff have described the discomfort of overheating in the Summer and the detrimental effect this has on patient recovery and staff morale. The purpose of the proposal is to improve security, safety and ventilation to the ward.

The proposed windows provide an improvement in terms of their physical appearance and their purpose. They are purpose-built for a mental health environment with patient safety as a priority and incorporate a change of material from uPVC to aluminium, a change of window sash arrangement and removal of metal guarding in front of the window. In addition to safety and appearance, the quality and thermal performance will also be improved.

The proposed windows include a transparent, integrated security mesh to the openable areas which allows the windows to be opened wide while keeping patients safe. The colour of the proposed window replacements will also be white to match the existing windows of the building. Overall, the new windows will appear more simple in form and will be more consistent with the glazing on the rest of the building.

Planning Assessment

The statutory development plan comprises the London Plan (2021), and the Camden Local Plan (2017).

The site is subject to the following designations on Camden's Policies Map:

- 1 Central London Area;
- 2 Protected Vistas (LVMF 2010): Greenwich Park Wolfe Statue to St Paul's Cathedral;
- 3 Archaeological Priority Area (London Suburbs).

Policy S2 (Health and Social Care Facilities) of the London Plan seeks to make better use of existing and proposed healthcare infrastructure, and states that development proposals that support the provision of high-quality new and enhanced health and social care facilities should be supported.

Policy C1 (Health and Wellbeing) of the Camden Local Plan sets out that the Council will support the provision of new or improved health facilities, in line with Camden's Clinical Commissioning Group and NHS England Requirements.

Policy D3 (Design-Led Approach) of the London Plan requires new development to respond to the existing character of a place, and to be of high quality, with architecture that pays attention to detail and gives thorough consideration to the practicality of use, flexibility and safety of materials which should be both attractive and robust.

Policy D1 (Design) of the Camden Local Plan seeks high quality design that among other criteria, respects local context and character, preserves or enhances the historic environment, comprises details and materials of a high quality, promotes health and is inclusive and accessible for all.

London Plan Policy HC1 (Heritage Conservation and Growth) states that development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Policy D2 (Heritage) of Camden's Local Plan states that the Council will preserve, and where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings. Development within conservation areas is required to preserve, or where possible, enhance the character or appearance of the area.

The proposed windows will comply with London and Camden Plan policies (S2 and C1 respectively) by improving existing health facilities, in particular improving patient safety and wellbeing at the Hughlings Jackson ward.

The proposals comply with the relevant criteria set out in Policy D1 (Design) of the Camden Local Plan and Policy D3 (Design-Led Approach) of the London Plan, as the proposed windows are of a high-quality design, seeking to replace the existing uPVC windows with higher quality aluminium and to remove metal guarding in front of the window. This helps create a simplified appearance and improves the proportions when viewed against the rest of the building. The proposed windows will also be white to match the existing window colour across the building. Alongside improving the appearance of the building, the windows will also improve patient safety and thermal performance, improving wellbeing for patients and staff.

The enclosed Heritage Statement provides a full assessment of the proposals in relation to Heritage, concluding that the proposals are compliant with policies D2 (Heritage) of Camden's Local Plan and HC1 (Heritage Conservation and Growth) of the London Plan. The statement sets out that overall, there would be a neutral effect on the significance of the Queen Mary Wing as a non-designated heritage asset, and that the proposals would not alter the positive contribution that the building makes to the character and appearance of the conservation area. The windows would constitute a visual improvement over the existing uPVC windows but across a single floor this would not in turn have an effect on the significance of the building. Its significance as a non-designated heritage asset would therefore be preserved.

Concluding Remarks

This planning application seeks permission for the replacement of existing windows on the front and rear elevations of the fifth floor of the Queen Mary Wing, National Hospital for Neurology and Neurosurgery, Queen Square WC1N 3BG. The proposal is compliant with the relevant planning policies within the London Plan (2021) and the Camden Local Plan (2017). The proposals are required to support upgrades to the existing health accommodation to improve patient safety and wellbeing and are therefore important to the continuing function of this building as a leading specialist hospital.

We trust that this application can be validated and determined within the statutory timescales. However, should you require any additional information, please do not hesitate to contact me or my colleague, Pippa Nisbet (pippa.nisbet@lichfields.uk).

Yours faithfully



Isabella Tidswell
Planner