

Application ref: 2023/1354/P
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Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Great Ormond Street Childrens Hospital
Southwood Building
Great Ormond Street
London
WC1N 3JH

Proposal:

Alterations to windows on front and rear elevations; installation of new doors, condenser units and replacement of balcony pods on side and rear elevations at Level 8

Drawing Nos: Site Location Plan 2136 ST XX XX DR A 1051, 2136 ST XX XX DR A 1151, 2136 ST XX 08 DR A 2151, 2136 ST XX 08 DR A 2251, 2136 ST XX XX DR A 3051, 2136 ST XX XX DR A 3052, 2136 ST XX XX DR A 3053, 2136 ST XX XX DR A 3054, 2136 ST XX XX DR A 3055, 2136 ST XX XX DR A 3056, 2136 ST XX XX DR A 3151, 2136 ST XX XX DR A 3152, 2136 ST XX XX DR A 3153, 2136 ST XX XX DR A 3154, 2136 ST XX XX DR A 3155, 2136 ST XX XX DR A 3156, 2136 ST XX XX DR A 3251, 2136 ST XX XX DR A 3252, 2136 ST XX XX DR A 3253, 2136 ST XX XX DR A 3254, 2136 ST XX XX DR A 3255, 2136 ST XX XX DR A 3256, 2136 ST XX 08 DR A 4051, 2136 ST XX 08 DR A 4151, 2136 ST XX 08 DR A 4251, Design and Access Statement, Plant Noise Impact Assessment Report (prepared by Auricl dated 16/03/2023)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan 2136 ST XX XX DR A 1051, 2136 ST XX XX DR A 1151, 2136 ST XX 08 DR A 2151, 2136 ST XX 08 DR A 2251, 2136 ST XX XX DR A 3051, 2136 ST XX XX DR A 3052, 2136 ST XX XX DR A 3053, 2136 ST XX XX DR A 3054, 2136 ST XX XX DR A 3055, 2136 ST XX XX DR A 3056, 2136 ST XX XX DR A 3151, 2136 ST XX XX DR A 3152, 2136 ST XX XX DR A 3153, 2136 ST XX XX DR A 3154, 2136 ST XX XX DR A 3155, 2136 ST XX XX DR A 3156, 2136 ST XX XX DR A 3251, 2136 ST XX XX DR A 3252, 2136 ST XX XX DR A 3253, 2136 ST XX XX DR A 3254, 2136 ST XX XX DR A 3255, 2136 ST XX XX DR A 3256, 2136 ST XX 08 DR A 4051, 2136 ST XX 08 DR A 4151, 2136 ST XX 08 DR A 4251, Design and Access Statement, Plant Noise Impact Assessment Report (prepared by Auricl dated 16/03/2023)

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposal involves alterations to existing windows, the installation of two new doors to access the existing rear balcony, the replacement of existing timber pods on the balcony with new pods, new fire screens and gates on the balcony and the installation of new plant equipment. These are proposed on level 8 of the Southwood Building.

The alterations to windows on the front, side and rear elevation would involve the installation of double-glazed aluminium frames with new louvers and panels to allow for air intake. The alterations would have a minimal impact on the overall appearance of the building and are considered to be acceptable.

The two new double doors on the rear elevation would allow access to the existing terrace. These would be aluminium framed and finished in grey and would be sympathetic to the host building. The two new proposed fire screens and gates on the rear elevation would have a minimal impact on the appearance of the host building and are considered acceptable.

The replacement pods would have the same footprint as the existing. They would be finished in a new cladding in white, yellow and black which is in line with the approved cladding finish for the balcony pods at level 6 of the building as approved under application ref. 2021/6175/P dated 14/07/2022.

It is proposed to install 18 new units as part of the upgrade of the plant and servicing equipment. These would be located on the rear elevation which has a back of house feel. The plant equipment would have very limited visibility from the public realm and is considered acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. A noise impact assessment has been submitted detailing that the noise from the proposed plant would be in line with the Council's requirements for noise and vibration at the nearest receptors. Conditions are attached stating that noise should not exceed the Council's requirements and that any mitigation measures should be installed prior to use.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound

insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer