

Application ref: 2024/1545/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 18 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Turley
Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Variety Club Building
Great Ormond Street Childrens Hospital
Great Ormond Street
London
WC1N 3JH

Proposal:

Relocation of existing plant from the Great Ormond Street Hospital (GOSH) Frontage Building to the GOSH Variety Club Building (VCB). Reconfiguration of existing external services at VCB.

Drawing Nos: (Prefix GOSHCCC-BDP-ZZ-) ZZ-DR-A-2000-8000, 04-DR-A-2000-1004, 07-DR-A-2000-1007, ZZ-DR-A-2000-2001, ZZ-DR-A-2000-2002, ZZ-DR-A-2000-2003, ZZ-DR-A-2000-2004, 04-DR-A-2000-1014, 07-DR-A-2000-1017, ZZ-DR-A-2000-2011, ZZ-DR-A-2000-2012, ZZ-DR-A-2000-2013, ZZ-DR-A-2000-2014, ZZ-DR-A-2000-8001, 04-DR-A-2000-1024, 07-DR-A-2000-1027, 00-DR-A-2000-2021, 01-DR-A-2000-2022, 02-DR-A-2000-2023, 03-DR-A-2000-2024, ZZ-RP-A-2000-0099 (Design & Access Statement), Planning Cover Letter, Noise Impact Assessment (prepared by RSK Acoustics, dated 09/02/2024)

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:

(Prefix GOSHCCC-BDP-ZZ-) ZZ-DR-A-2000-8000, 04-DR-A-2000-1004, 07-DR-A-2000-1007, ZZ-DR-A-2000-2001, ZZ-DR-A-2000-2002, ZZ-DR-A-2000-2003, ZZ-DR-A-2000-2004, 04-DR-A-2000-1014, 07-DR-A-2000-1017, ZZ-DR-A-2000-2011, ZZ-DR-A-2000-2012, ZZ-DR-A-2000-2013, ZZ-DR-A-2000-2014, ZZ-DR-A-2000-8001, 04-DR-A-2000-1024, 07-DR-A-2000-1027, 00-DR-A-2000-2021, 01-DR-A-2000-2022, 02-DR-A-2000-2023, 03-DR-A-2000-2024, ZZ-RP-A-2000-0099 (Design & Access Statement), Planning Cover Letter, Noise Impact Assessment (prepared by RSK Acoustics, dated 09/02/2024)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 planning permission.

Following the granting of planning permission for a new Children's Cancer Centre (GOSHCCC) (ref. 2022/2255/P, dated 17/04/2023), the existing plant facilities located on the 'to be demolished' Frontage Building need to be relocated to the Variety Club Building (VCB) to the north. It is proposed that a new air handling unit (AHU) plant is provided at level 4 of the VCB. A temporary ductwork route to the Cheetah Ward will be implemented in the first instance to enable the construction of the GOSHCCC. The ultimate proposal sees a dedicated concealed ductwork route through the interiors of the proposed GOSHCCC. The secondary proposals comprise the redistribution of externally mounted services to the south elevations of VCB to provide a clear site for the GOSHCCC and to address plant room requirements that will become internalised by the future proposals.

The proposed works, given their scope, scale, and location are considered acceptable and will not have a material impact on the host buildings. The works are also wholly located within the GOSH campus without any visibility from the public realm, thus the proposal will not have an impact on the wider Bloomsbury Conservation Area.

A noise impact assessment was submitted indicating that, with the provision of mitigation measures such as acoustic enclosures, the noise emitted from the plant equipment would be within the requirements of policy A4. The proposals have been reviewed by the Council's Environmental Health team who deem them to be acceptable. Conditions are attached to ensure that noise from the plant does not exceed the required levels.

Due to the scale and location of the proposed works wholly within the GOSH campus, they would not cause any adverse impacts on the amenity of any adjoining or nearby residential occupiers in terms of light, outlook, noise or disturbance.

No letters objecting to the proposal were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

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