

Llewelyn Davies Yeang  
Carlow House  
Carlow Street  
London  
NW1 7LH

Application Ref: **2011/6082/P**  
Please ask for: **Andrew Forrest**  
Telephone: 020 7974 **3375**

16 February 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Approval of Details Part Granted/Refused**

Address:

**GREAT ORMOND STREET CHILDRENS HOSPITAL  
GREAT ORMOND STREET  
LONDON  
WC1N 3JH**

Proposal:

Details of external plant, programme of archaeological investigation, method of storage & waste removal, green roof design, pursuant to conditions 8, 11, 14 and 15 respectively of planning permission dated 27/11/2007 (ref: 2007/4116/P) for the erection of a new clinical building and 7 storey extension to refurbished cardiac wing, and provision of associated plant, cycle spaces, outdoor space and servicing areas, following partial and complete demolition of existing buildings.

The Council has considered your application and decided the following:

#### **a) to GRANT APPROVAL for:**

Details of a programme of archaeological investigation and method of storage & waste removal pursuant to conditions 11 and 14.

Drawing Nos: MOLAS archaeological impact assessment dated September 2006 and the GOSH Waste Policy dated November 2009.



**b) to REFUSE :**

Details of external plant and green roof design pursuant to conditions 8 and 15 as set out in Drawing No(s) P\_2A\_09\_000 & Site Boundary Plan; ART/001 Rev AB; ART/002 Rev AB; ART/003 Rev AB; ART/004 Rev AB; ART/005 Rev AB; ART/006 Rev AB; ART/007 Rev AB; ART/008 Rev AB; ART/009 Rev AB; ART/010 Rev AB; ART/011 Rev AB; ART/012 Rev AB; ART/013 Rev AB; ART/015 Rev AB; ART/016 Rev AB; ART/018 Rev AB; ART/020 Rev AB; ART/021 Rev AB; ART/022 Rev AB; ART/023 Rev AB; ART/024 Rev AB, Sedum mixture technical data sheet; GOSH Phase 2A Building Operating & Maintenance Manual reference 2.8 dated 17/11/2011; GOSH 2A CHP and Cooling Tower Commissioning by WSP dated 31/10/2011.

Reasons for Refusal

- 1 The submitted details are insufficient to determine that the noise levels produced from plant would not harm the residential amenity of neighbouring occupiers and are therefore contrary to policies CS5 (managing the impact of growth and development); DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden's Local Development Framework Core Strategy and Development Plan Policies.
- 2 The submitted details are insufficient to ensure that the development makes a suitable contribution to encouraging local biodiversity and are therefore contrary to Policies CS13 (Tackling climate change through promoting higher environmental standards), CS15 (Protecting and improving parks, open spaces and biodiversity) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden's Local Development Framework Core Strategy and development Plan Policies.

Informative(s):

- 1 Before resubmitting details in respect of conditions 8 (external plant) you are requested to have regard to the following advice:

In order to enable the Council to be satisfied as to noise levels from plant, you are advised to ascertain the lowest LA90 a 24hour ambient noise assessment is required. The acoustic report provides a limited assessment from 12:00pm - 03:00am and therefore, it's ambiguous as to whether 48dBA is the lowest background noise level for this area.

As the plant is elevated on roof level, it is also necessary to provide a further assessment of noise levels at a corresponding high level. The properties along Guildford Street are 3 to 4 storey's high, and therefore, there is likely to be a deviation between noise levels at ground level, as opposed to roof level.

Please identify or provide in meters, the nearest sensitive façades - note that this should include offices.

To fully demonstrate 5dBA or 10dBA below the existing background, and satisfy the Council Local Development Policy DP28, we would typically require the following information;

- Sound power level of the plant
- Cumulative noise level of the proposed plant (plus octave band)
- Identify the nearest noise sensitive premise
- 24 hours ambient noise assessment (at the appropriate location)
- The mitigating measure to attenuate the plant, including detail of acoustic screens and acoustic its performance
- Acoustic deviation for reflective surfaces
- Applied distance attenuation
- Finally, a noise calculation sheet to confirm 10dBA below the lowest LA90, at 1m from the nearest sensitive façade.

2 With regard to the details in respect of condition 15 (green roof design), it is noted that there are discrepancies within the submitted drawings. These are as follows:

1. The general roof arrangement plan refers to areas of brown roof as well as green, though the 9th floor roof plan refers only to green roof. It is unclear as to whether areas of brown roof are to be incorporated and if so, details of their design and construction are required (this could include mounding, pond areas, dead wood habitat etc).

2. The roof plans refer only to half of the overall development. The Council requires plans clearly identifying the total coverage of biodiverse roof across the whole development to ensure it complies with drawings approved as part of the original consent. If it were to be a phased development and then any consent would be partial).

The details for the green roof identify sedum species throughout. It is considered a more interesting and biodiverse planting scheme should be adopted for this scheme (such as wildflower planting). This will greatly enhance the ecological value of the development and this part of Camden. The substrate depth of 80mm would be considered appropriate for this purpose.

The requirements of condition 15 further refer to 'other biodiversity enhancements' as well as the green roof element. Details of these are required. These could include for example bird/bat bricks.

3 Other details that remain outstanding:

You are reminded that condition 5 (hard and soft landscaping) planning permission 2007/4116/P granted on 27/11/2010 has so far been part approved only, and the soft landscaping and associated enclosures must be submitted for full approval.

With regard to condition 8 (details of plant) , this is a pre-commencement condition and as development has already commenced, without the Council's prior approval in writing to approve the details of this condition, the Council's enforcement team have been informed.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***