

Delegated Report		Analysis sheet		Expiry Date:		16/02/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Andrew Forrest				2011/6082/P			
Application Address				Drawing Numbers			
GREAT ORMOND STREET CHILDRENS HOSPITAL GREAT ORMOND STREET LONDON WC1N 3JH				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
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.							
Recommendation(s):		Part Granted/Refused					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site relates to a hospital building forming part of the Great Ormond Street Hospital complex that was given planning permission under 2007/4116/P. The building is to form part of the Guildford Street frontage and is known as building Phase 2A.

The site is located in an area of mixed use with a number of residential, commercial and community facilities in the area. The site is located within the London suburbs archaeological priority area, the Central London Area and the Greenwich Park Wolfe statue to St Paul's Cathedral and the Blackheath Point to St Paul's Cathedral viewing management corridors background and within the Primrose Hill summit to St Paul's Cathedral viewing corridor.

Relevant History

2007/4116/P – Demolition of nurses' home annex, Barrie Wing and Southwood A wing and redevelopment of demolished areas for new hospital clinical building and the partial demolition (top four storeys) and refurbishment of the cardiac wing and construction of an associated 7-storey extension. The provision of associated plant, additional cycle spaces, new outdoor open space and servicing areas. Granted Permission 27/11/2007

Details in respect of the above have so far been approved in respect of Conditions 2(i), 2(ii), 3, 4 and part 5 (hard landscaping and associated enclosures only), 10 (Security measures and external lighting), 13 (Ground investigations for presence of soil and groundwater contamination) and 16 (Microclimate study); but were **refused in respect of Condition 8** (Details of plant) under reference 2011/1895/P dated 03/06/2011.

Relevant policies

LDF Core Strategy and Development Policies

- CS5 – Managing the impact of growth and development
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 High quality spaces and conserving heritage
- CS15 – Protecting and improving parks, open spaces and biodiversity
- CS18 – Dealing with our waste and encouraging recycling

- DP15 – Community and leisure uses
- DP22 – Promoting sustainable design and construction
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- DP28 – Noise and vibration

Assessment

1.0 Permission is sought for the discharge of 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.

Condition 8 (2007/4116/P)

2.0 Condition 8 of 2007/4116/P stated the following:-

Details of plant (including an acoustic report, sound attenuation and acoustic isolation from the structure) to be installed as part of the development shall be submitted to and approved by the local planning authority prior to commencement of each part of the development. The development shall only be carried out in accordance with such approved details, including specified maximum noise levels, and thereafter maintained.

REASON: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policy SD7 of the Camden Replacement Unitary Development Plan 2006.

2.1 The Council's environmental health officer has been liaising with the applicant's agents in order to satisfy the above condition however to date the Council's environmental health officer is not in a position to agree that the condition can be discharged due to a need for further information which has not been forthcoming to date.

The environmental health officer states

*Firstly, the report provides an LA90 (background) of 48dBA and in reference to the BS4142 and DP28 the consultant uses a noise criterion of 38dBA (minus 10dBA). However, 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, I would assume it necessary to provide a further assessment at a corresponding level. Having visited the area, the properties along Guildford Street are 3 to 4 storey's high, therefore, there may be slight deviation of results from ground level, as opposed to roof level.

Furthermore the consultant is still yet to identify or provide in meters, the nearest sensitive façade? I must also note that this includes offices.

*To fully demonstrate 5dBA or 10dBA **below** the existing background, and satisfy the Council Local Development Policy DP28, we'd 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.*

Thus far the current assessment is still unclear. Therefore in reference to the above, I'm unable to comment further until above point have been clarified.

2.2 Therefore it is recommend that the details submitted in discharge of condition 8 of 2007/4116/P

should not be approved due to insufficient information to allay concerns that the noise levels produced from plant would potentially harm the residential amenity of neighbouring occupiers.

Condition 11 (2007/4116/P)

3.0 Condition 11 of 2007/4116/P stated the following:-

No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation, which has been submitted by the applicant and approved by the local planning authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. A suitably qualified investigating body acceptable to the local planning authority shall carry out the archaeological works.

REASON: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy B8 of the Camden Replacement Unitary Development Plan 2006.

3.1 The Council has consulted English Heritage in connection with this condition and they have advised the Council that no further archaeological work is necessary under this application (2007/4116/P) and therefore the archaeological conditions have been satisfied.

3.2 Therefore it is recommend that the details be approved and that condition 11 be discharged.

Condition 14 (2007/4116/P)

4.0 Condition 14 of 2007/4116/P stated the following:-

Before the use commences, details of the method of storage and waste removal (including recycled materials and ensuring inward opening refuse gates) shall be submitted to and approved by the local planning authority and the approved method shall thereafter be implemented and maintained.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policy SD1 of the Camden Replacement Unitary Development Plan 2006.

4.1 The applicant has submitted a Waste Policy document in support of the discharge of condition 14 which details the operational policy. This has been reviewed by the Council's waste officers and they are satisfied that sufficient provision is to be made and no further detail required.

4.2 Therefore it is recommended that the details of condition 14 be approved and the condition discharged.

Condition 15 (2007/4116/P)

5.0 Condition 15 of 2007/4116/P stated the following:-

Details of green roof design (including details of plant species) and any other measures to enhance local biodiversity shall be submitted to and approved by the local planning authority and shall be provided and maintained within the development for as long as the development remains in existence.

REASON: To ensure the development makes a suitable contribution to encouraging local biodiversity in accordance with the requirements of policy N5 of the Camden Replacement Unitary Development Plan 2006.

5.1 The council have reviewed the details submitted in respect of condition 15. The Council has

concluded that there is insufficient detail to be able to approve the details and discharge the condition.

5.2 The details refer to the design and construction of the green/biodiverse roof element of the development.

It is noted that there are discrepancies within the 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.

5.3 The substrate depth of 80mm is considered acceptable and would support a more diverse species choice as well as aiding the sustainable drainage of the site.

5.4 The wording of the condition refers to '*and other biodiversity enhancements*' as well as the green roof element. These could include for example bird/bat bricks. Further information is required on what other biodiversity enhancements are proposed.

5.5 Therefore it is recommended that the permission to approve the details of condition 15 be refused as there is insufficient detail in which to discharge the condition to ensure beyond doubt that the development makes a suitable contribution to encouraging local biodiversity.

Recommendation:

- **Approve details submitted in respect of conditions 11 and 14**
- **Refuse details submitted in respect of conditions 8 and 15**

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