

rest of the building. The Student Union building, by virtue of its pedestrian design and awkward scale in relation to the street, could be considered to detract from the character and appearance of the conservation area.

- 7.4 However, a full analysis of even that part of the former Royal Ear Hospital that is considered to make a positive contribution is undertaken - as it has here - makes clear that the 'positive' contribution is a relatively small one, and the Capper Street fragment of the overall former Royal Ear Hospital does not make such a contribution to the conservation area or its sub-area that its retention is not essential for the preservation of overall character and appearance - that aim can be achieved by the replacement of this modest contributor with a new building of equivalent or greater architectural merit.
- 7.5 The effect of the proposed scheme is to preserve and enhance the character and appearance of the Bloomsbury Conservation Area and the setting of the listed buildings at Nos 46-48 Huntley Street and No. 70 Huntley Street.
- 7.6 It is entirely valid to weigh the quality of a new development against the contribution made by an existing building, and it is entirely valid to consider new development making a positive contribution to a conservation area. The quality of the design of the proposed scheme exceeds that of the existing buildings on the site. The loss of the Capper Street fragment may have a minor adverse effect on the character and appearance of the conservation area, but this is more than compensated for the very considerable enhancement of the conservation area provided by the proposed scheme. In addition, considerable public benefits flow from the scheme.
- 7.7 For these reasons, the proposed scheme complies with the law, and national and local policy and guidance, for listed buildings and conservation areas.

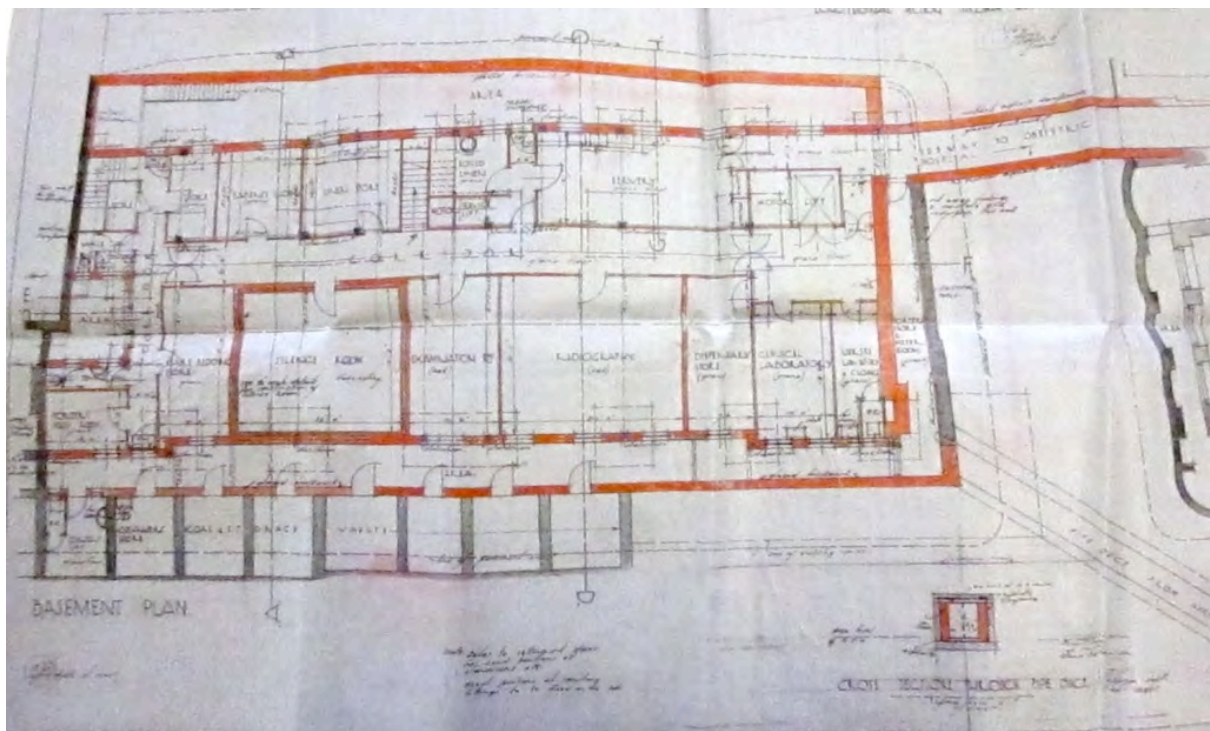
## Appendix A: Location



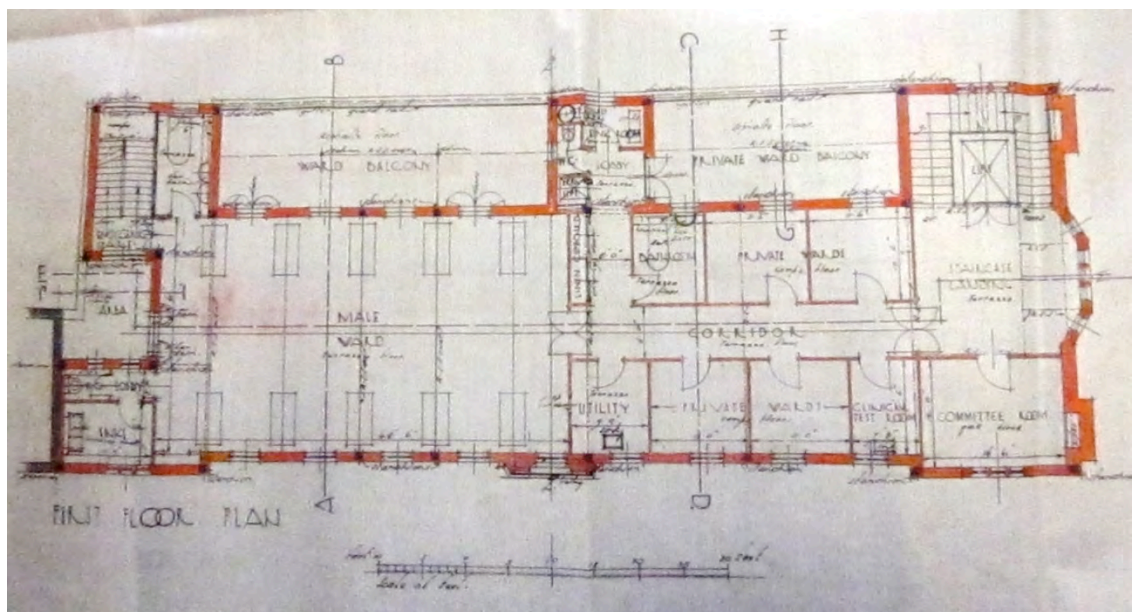
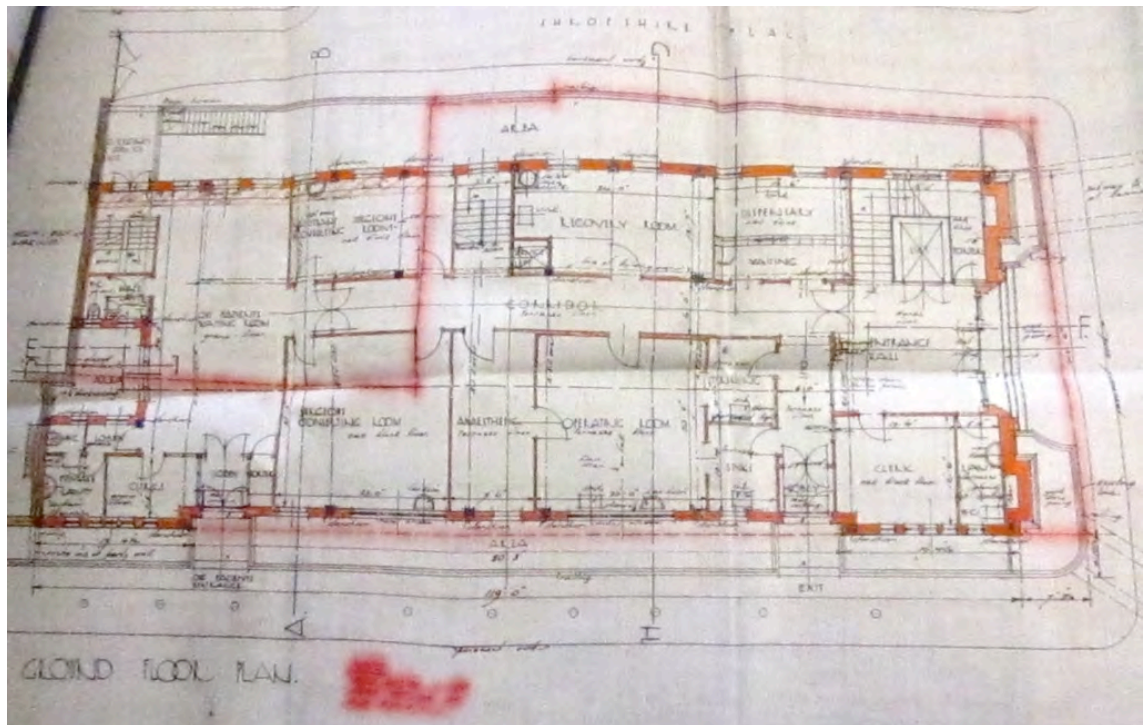
Current Ordnance Survey (not to scale)

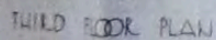
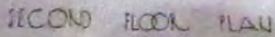
## Appendix B: Original plans of the former Royal Ear Hospital

Images of plans drawn by Wimperis and Simpson from May 1925 held at the LMA Archives [© LMA GLC/AR/BR/22/BA/054984]

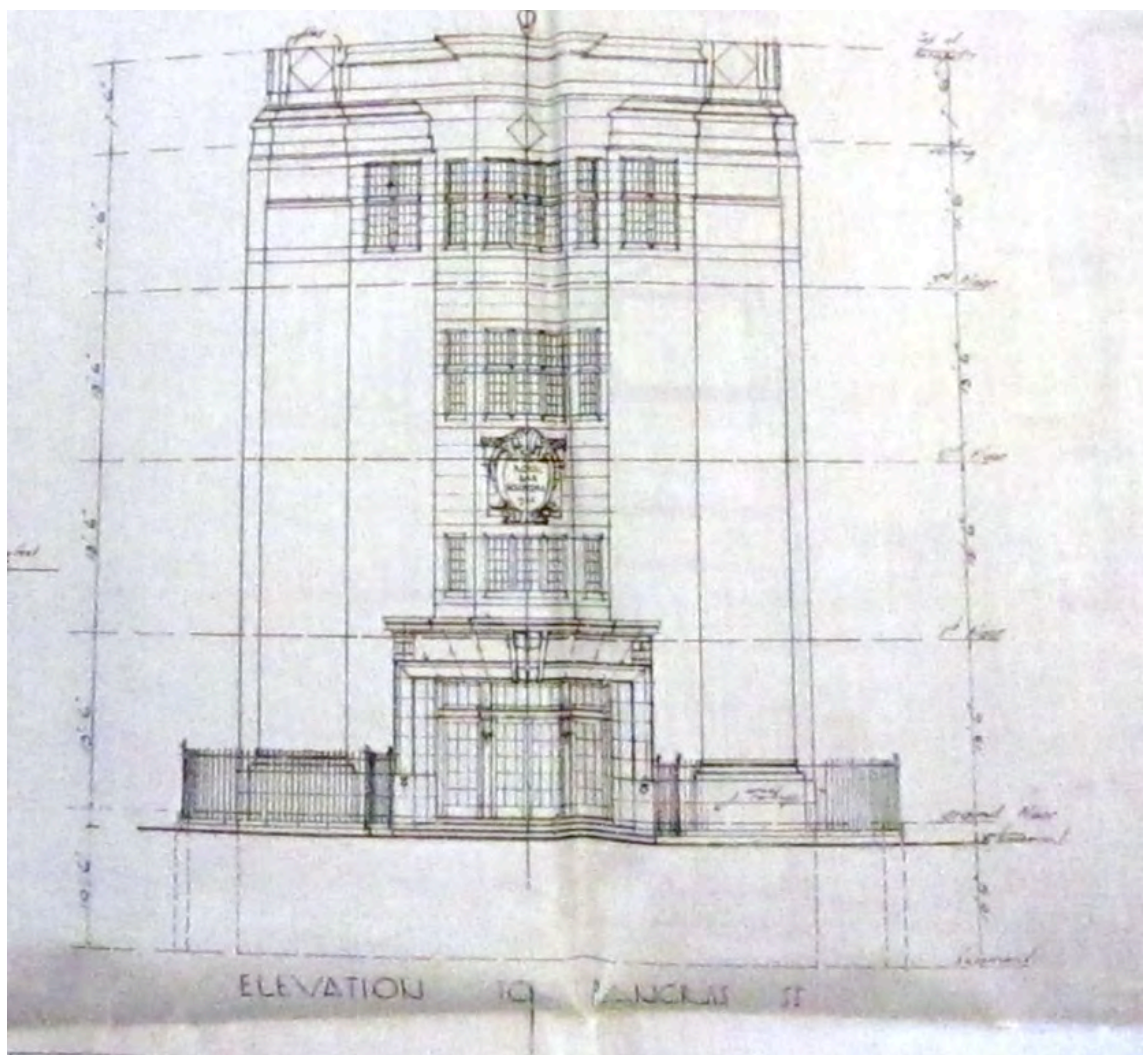
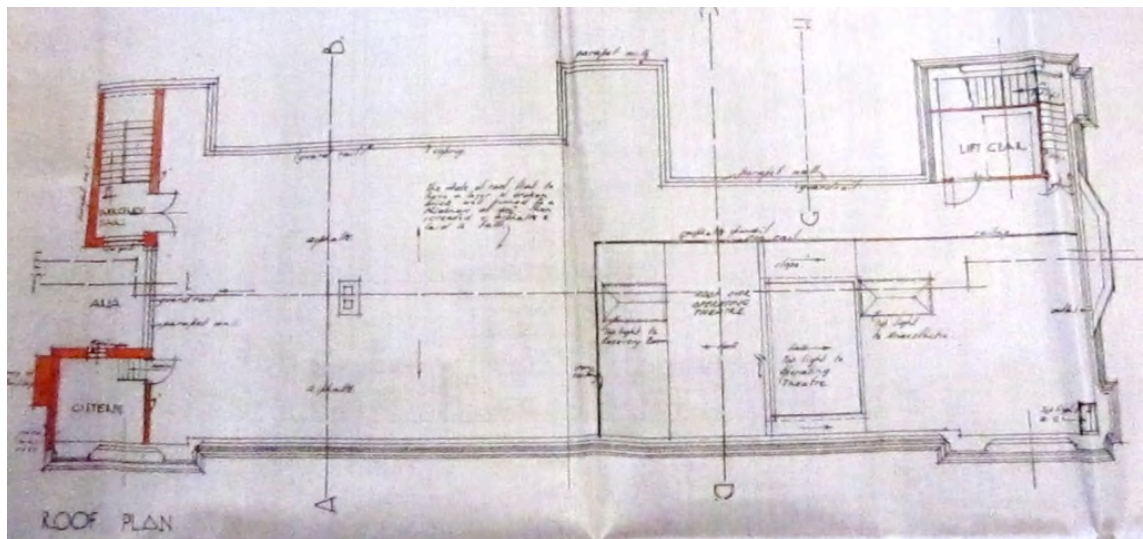




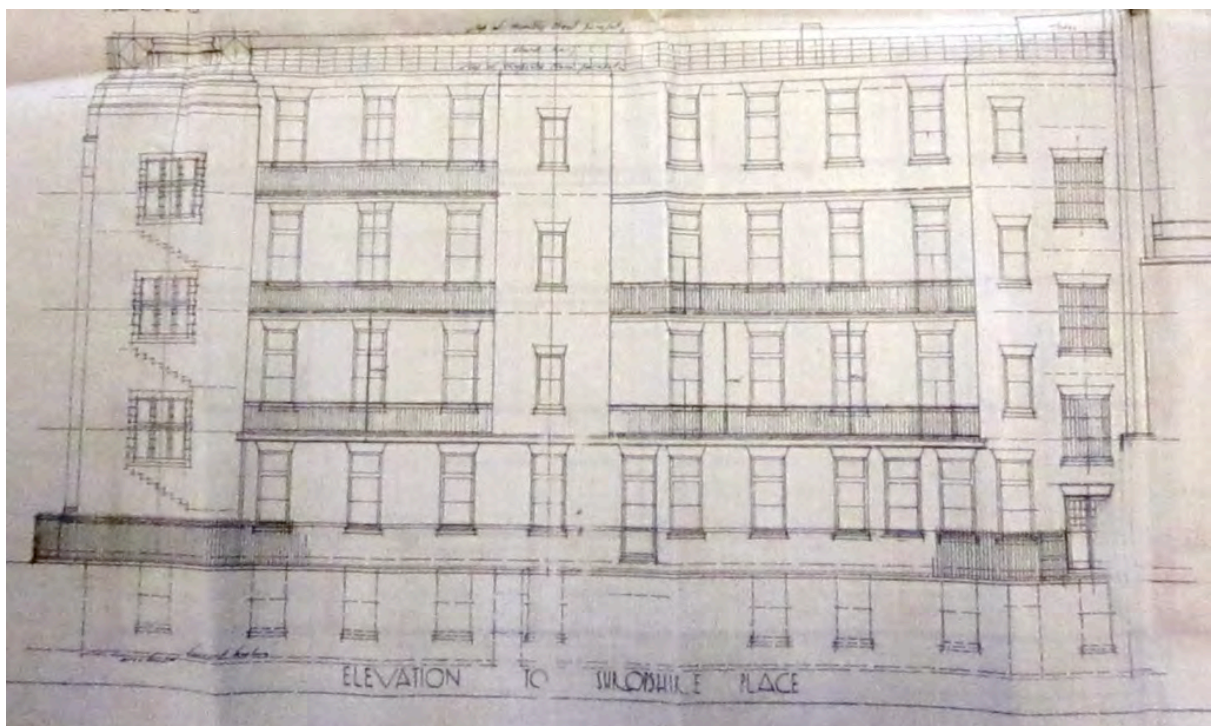


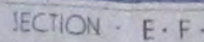
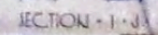




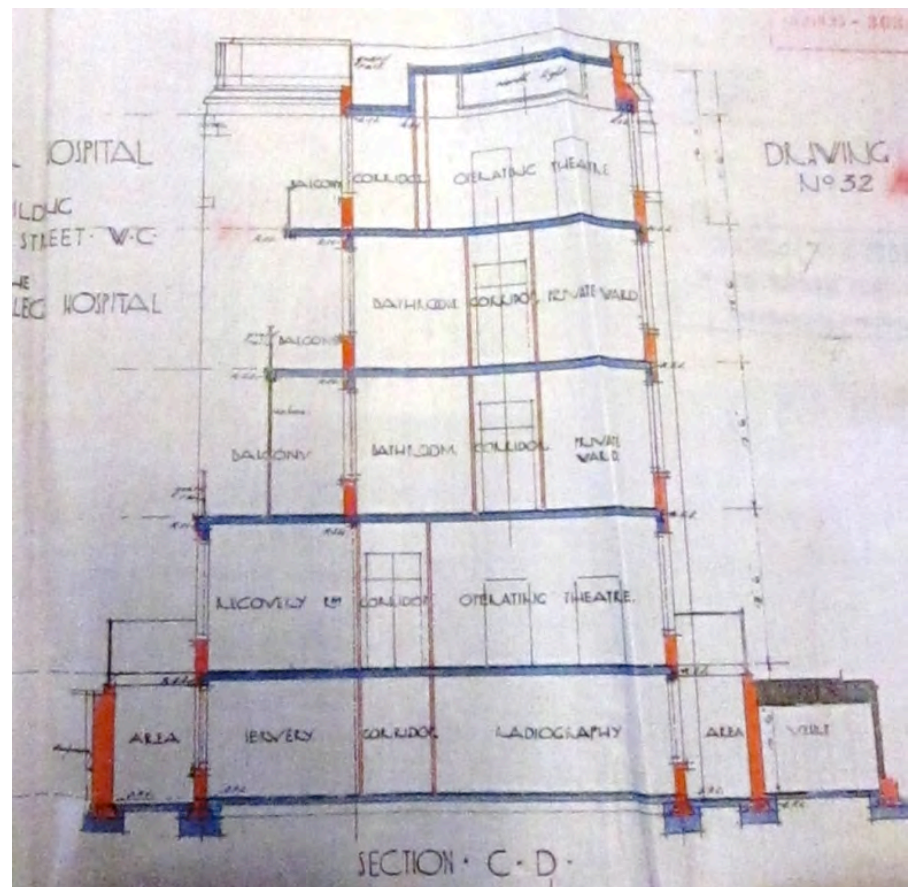


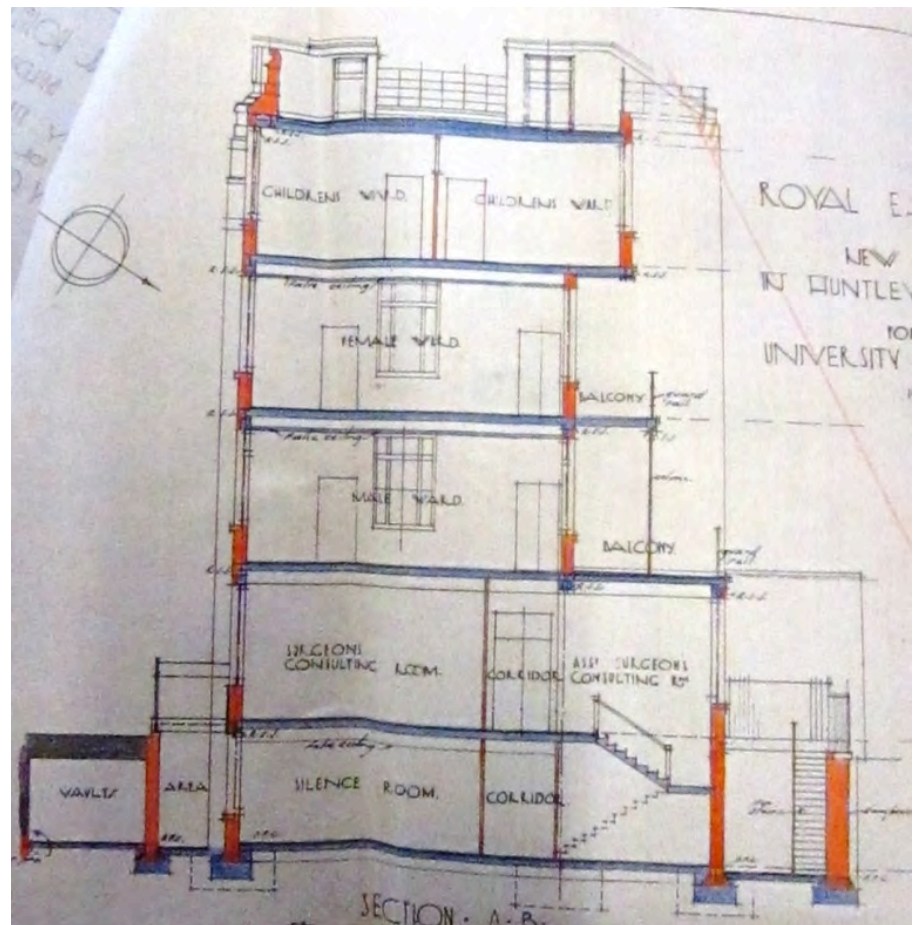














## Appendix C: Photographs of former Royal Ear Hospital, 1926-27

Images in a series of Bedford Lemere photographs in English Heritage's Archives. They were taken in 1926-7 when the new hospital was opened. The photographs of the Royal Ear Hospital, were taken for E Wimperis, architect and surveyor.



An exterior view of the upper part of the Royal Ear Hospital Company  
BL28893/001



An exterior view of the entrance at the Royal Ear Hospital BL28893/002





An exterior view of the entrance front at the Royal Ear Hospital  
BL28893/003



The entrance hall at the Royal Ear Hospital BL28940/001



The outpatients room at the Royal Ear Hospital BL28940/002





A view looking south along Huntley Street towards the Royal Ear Hospital  
on the corner of Capper Street BL29142



The entrance to the Royal Ear Hospital on the corner of Huntley Street and Capper Street BL29143





The 'Silence Room' at the Royal Ear Hospital BL29146



The children's ward at the Royal Ear Hospital BL28940/015



The children's ward, with boys in bed, at the Royal Ear Hospital  
BL28940/013



The women's ward at the Royal Ear Hospital BL28940/008





The men's ward at the Royal Ear Hospital looking towards the entrance  
BL28940/006



The men's ward at the Royal Ear Hospital BL28940/005



The corridor leading to a ward at the Royal Ear Hospital BL28940/007