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**Date: 28/05/2015**  
**Our ref: 2015/1915/PRE**  
**Contact: Ian Gracie**  
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Watkins Gray International LLP  
 Colechurch House  
 1 London Bridge Walk  
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 SE1 2SX

*tim.prior@wgi.co.uk*

Dear Mr Prior,

**Re: Great Ormond Street Childrens Hospital, Great Ormond Street, London, WC1N 3JH**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 27 March 2015 together with the required fee of £480.

#### **1. Drawings and documents**

- 115002-02-P001 – Location Plan;
- 115002-02-P002 – Level 3 Southwood Proposed Plan with New Build Areas Indicated;
- 115002-02-P003 – Existing Southwood Elevations;
- Photo 1;
- Photo 2;
- Photo 3;
- Photo 4; and
- Photo 5.

#### **2. Proposal**

- 2.1 *Installation of a number of small timber clad extensions to the Southwood building and the Grade II\* listed Chapel.*

#### **3. Site description**

- 3.1 The site is located on the north side of Great Ormond Street. It comprises the Great Ormond Street Children's Hospital complex. The relevant part of the site relating to this application is the Southwood Building and the Grade II\* listed Chapel located to the east side of Powis Place.

#### **4. Relevant planning history**

- 4.1 This site has an extensive planning history. The relevant cases are set out below:

- 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 subject to a Section 106 agreement 27/11/2007.

- 2009/0366/P - Application for Certificate of Lawfulness for a proposed development for minor amendments to the approved north façade [App No. 2007/4116/P] comprising: the omission of a facet to simplify one of the glazed elements, plus refinement of the glazing element details. – Granted 11/06/2009.
- 2011/0987/P – Application for Certificate of Lawfulness for the erection of 2 storey infill extension at first and second floor level to existing hospital (Class D1). – Granted 19/04/2011.
- 2012/1888/P - Extension and alterations to include an extension at first floor level above main entrance, glazed roof over internal courtyard, and installation of plant and enclosure to Powis Place elevation to existing hospital (Class D1). – Granted 21/06/2012.

## 5. Relevant policies and guidance

- 5.1 The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, the London Plan [2015](#) Consolidated with Alterations (2011) and the NPPF (2012).
- 5.2 The proposal would be assessed against local policies CS14 (Promoting high quality places and conserving our heritage), CS16 (Improving Camden's health and well-being) of the Core Strategy (adopted November 2010).
- 5.3 The proposal would also be assessed against policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) of the Development Policies (November 2010).
- 5.4 The following Camden Planning Guidance documents also provide relevant guidance for this proposal:
- CPG1 - Design

## 6. Assessment

- 6.1 The main issues for consideration are:
- Design;
  - Impact on heritage asset;
  - Amenity; and
  - Supporting Camden's health and well-being.

### Design

- 6.2 Policy CS14 requires development to be of the highest standard of design that respects local context and character.
- 6.3 This policy is supported by policy DP24 of the Development Policies document which requires development to be of the highest standard of design and expects developments to consider:

- The character and proportions of the existing building, where alterations and extensions are proposed;
- The quality of materials to be used;
- The provision of visually interesting frontages at street level; and
- Accessibility.

- 6.4 The plans submitted in support of this pre-application request, currently lack the sufficient detail to make a full assessment of the proposals. However, the principle of the balcony extension and additional reception area is considered acceptable in the proposed locations.
- 6.5 In terms of materials, the use of timber as the material for the extensions would match a number of other similar timber extensions that have been developed across the site. The choice of timber as the material for the extensions is therefore considered acceptable.

### **Impact on heritage asset**

- 6.6 Policy CS14 also seeks to preserve and enhance Camden's rich and diverse heritage assets and their settings, including listed buildings.
- 6.7 This is supported by policy DP25 which seeks to preserve or enhance the borough's listed buildings. As such, the Council will:
- Only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.
  - Not permit development that it considers would cause harm to the setting of the listed building.
- 6.8 In terms of the impact on the heritage asset, this proposal is assessed against the impact on the Grade II\* listed Great Ormond Street Hospital Chapel in central block.
- 6.9 As the proposed extension will be connected to the external wall of the listed chapel building, listed building consent will be required as well as planning permission. The extension will be supported off the side wall rather than providing a lateral connection through, so it is unlikely that the proposal will be considered contentious, as it will not have a detrimental impact on the significance of the chapel, which lies principally in its interior. The external windows will be unaffected, and its setting preserved.
- 6.10 A heritage statement will be required as part of the LBC application - this should demonstrate that the proposal will not cause physical harm to the listed building, and that any impact on its setting has been considered and mitigated.
- 6.11 As the chapel is listed Grade II\*, we will be required to consult Historic England at application stage.

### **Amenity**

- 6.12 Policy DP26 of the Development Policies document states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. As such, the following factors will be considered:
- Visual privacy and overlooking;
  - Overshadowing and outlook;
  - Sunlight, daylight and artificial light levels;
  - Noise and vibration levels;

- Odour, fumes and dust;
- Microclimate; and
- The inclusion of appropriate attenuation measures.

6.13 Developments will also be required to provide outdoor space for private or communal amenity space, wherever practical. It is considered that, subject to detail, the proposal will comply with this policy.

### **Supporting Camden's health and well-being**

6.14 Policy CS16 of the Core Strategy seeks to support the provision of new or improved health facilities, in line with NHS London's plans to consolidate and modernise its facilities. The proposal complies with this policy and is therefore considered acceptable.

## **7. Conclusion**

7.1 This pre-application advice has assessed the principle of the installation of a number of small timber clad extensions to the Southwood building and the Grade II\* listed Chapel.

7.2 It is considered that the impact of the proposal on the listed building would be minimal. The location of the proposed extensions is such that impact on the amenity on the immediate area will be kept to a minimum.

7.3 Camden Planning Guidance dictates that the choice of materials of extensions should reflect the materials used on the host building. However, whilst the dominant choice of material on the host building is steel, there are a number of other timber clad extensions currently on site. The proposed extensions would be similar in design to the existing extensions and it is therefore considered that the proposals will comply with policies CS14 and DP24.

## **8. Planning application information**

8.1 If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed application form
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Heritage Statement
- Sample photographs/manufacturer details of proposed brick cladding
- The appropriate fee is subject to the amount of floorspace created.
- Please see [supporting information for planning applications](#) for more information.

8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

8.3 It is likely that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Ian Gracie (0207 974 2507)

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Ian Gracie  
Planning Officer  
Planning Solutions Team