

Miss May Lam
BDP
16 Brewhouse Yard
Clerkenwell
London
EC1V 4LJ

Application Ref: **2015/5353/P**
Please ask for: **Josleen Chug**
Telephone: 020 7974 **4672**

24 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Great Ormond Street Hospital
Great Ormond Street
London
WC1N 3JH**

Proposal:

Installation of 4 chiller units at roof level of the Variety Club Building (East and West Roofs) with associated screening and pipework.

Drawing Nos: 00(20)AP1001 A, 00(20)AP1002 A, 00(20)AP001 A, 00(20)AP002 A, 00(20)AE001 A, 00(20)AE002 A, 00(20)AE003 A, 00(20)AE004 A, 00(20)AE005 A, 00(20)AE006 A, 00(20)AE007, 00(20)AE008, 00(20)AE009, 00(20)AE010, AE(20)AS001 A, 00(20)AS002 A, 00(20)AS101, 00(20)AS102

Supporting Documents:

Planning Statement September 2015, Design and Access Statement September 2015, Plant Noise Assessment Rev A dated 5th August 2015, Overshadowing Assessment dated 22.01.2016, Letter from BDP dated 26th February 2016.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those shown in the approved drawings, 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

00(20)AP1001 A, 00(20)AP1002 A, 00(20)AP001 A, 00(20)AP002 A, 00(20)AE001 A, 00(20)AE002 A, 00(20)AE003 A, 00(20)AE004 A, 00(20)AE005 A, 00(20)AE006 A, 00(20)AE007, 00(20)AE008, 00(20)AE009, 00(20)AE010, AE(20)AS001 A, 00(20)AS002 A, 00(20)AS101, 00(20)AS102

Supporting Documents:

Planning Statement September 2015, Design and Access Statement September 2015, Plant Noise Assessment Rev A dated 5th August 2015, Overshadowing Assessment dated 22.01.2016, Letter from BDP dated 26th February 2016.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to use of the development installation details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as specified in report ref: P2006877/REP(00)U001, dated 5th August 2015. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to use of the development installation 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 plant/mechanical installations/ equipment.

- 5 Prior to the commencement of development hereby approved a Construction

Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with approved plan.

Reason:

To ensure safe access to Powis Place is maintained and in the interests of vehicle and pedestrian safety.

Informative(s):

1 Reasons for granting permission:

The proposals relate to the installation of new chiller plant equipment to be located on the East and West roofs of the Variety Club Building within the Great Ormond Street Hospital (GOSH) site. An acoustic enclosure is proposed for both the east and west roofs. There is some existing plant equipment of the East Roof and this will be added to and enclosed. New equipment and enclosure would be added to the west roof.

The Variety Club Building is located behind the hospital's frontage buildings on Great Ormond Street and was constructed in the early 1990s to provide a new main entrance, operating theatres, specialist ward space and support services. It rises to six/part seven storeys and the seventh storey consists of plant rooms on the east and west ends of the roof. The building is of a light brick and metal construction, with light blue features at parapet level.

The Variety Club Building sits within the complex of hospital buildings, not directly visible from the surrounding streets to the north, east or south. To the west lies Powis Place, a small access road between the GOSH estate and The National Hospital building which fronts Queen Square. From this street the Variety Club Building's west roof (and the location of the plant equipment and enclosure) is clearly visible. Owing to this access road, glimpsed views of the building are possible from Great Ormond Street itself.

The building is of no architectural merit. Its appearance on Powis Place offers a typically utilitarian/back of house back drop to the hospital and this part of the conservation area which is dominated by Hospital buildings and their ubiquitous service equipment. The proposed plant screen is additional ancillary equipment associated with the hospital which, once constructed would be seen as secondary roof top apparatus used to screen the necessary plant for a hospital of this size.

The site does not fall within the Bloomsbury Conservation Area but is bounded on all sides by it. There are also several Listed Buildings on adjoining streets. Apart from a Listed chapel within the Variety Club Building, the GOSH buildings are not listed.

The site also falls within the following protected and background views:

- St Paul's/ Primrose Hill Protected Vista (4A.1),
- St Paul's/ Blackheath Background Area (6A.1) and
- St Paul's/ Greenwich Background Area (5A.2).

Impact on the character and appearance of the Bloomsbury Conservation Area:
Given the scale of the conservation area as a whole and the fact the development is outside of the conservation area itself. The screen is considered to form part of the vast array of services equipment and buildings associated with the hospital and within the hospital complex. Moreover it will have limited public visibility from the Conservation area and as such the screen is not considered to harm the setting of the conservation area as a whole. The proposal is considered to comply with section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and Local Development Framework Policies CS14 and DP25.

Impact on the setting of adjoining listed buildings:

The Grade II listed Georgian townhouses of 2-3 Powis Place are located on the west side of Prowis Place on the opposite side of the road to the host building. The view from the building would change, however the setting of the buildings is considered to be preserved by the installation. This is because the setting of the buildings is already considered to be largely consumed by the hospital and its day to day operations and mechanics. In fact the listed buildings in question are owned by the hospital and accommodate hospital patients.

- 2 The louvre appearance will match other recent plant installations on the GOSH estate for example the roof of Southwood House and roof plant levels of the Morgan Stanley Clinical Building and Phase 2B Premier Inn Clinical Building. By virtue of design and detailing, the screen would sit comfortably within the existing palette of material of the host building and preserve and enhance the setting of the Bloomsbury Conservation area in accordance with Policies DP24 and DP25 of the Council's adopted Development Policies (2010).

Other listed buildings are located in the immediate vicinity including 41-61 Great Ormond Street, 33 Queen Square and The National Hospital for Neurology are not considered to be affected due to limited views to and distance from the roof screens.

For the reasons set out above the scheme is considered to preserve the setting of adjoining listed buildings in compliance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and Local Development Framework Policies CS14 and DP25.

Impact on Protected Views:

The plans submitted illustrate that the proposals fall below the maximum AODs recommended in the London View Management Framework. In accordance with London Plan policies 7.10-7.12, the application has been accompanied by existing and proposed views of the plant in relation to protected views. This demonstrates that the proposed plant within the GOSH complex of buildings (being surrounded by buildings ranging from 4-8 storeys) would have no adverse impacts on the relevant background view or vista.

Amenity:

The development is not considered to result in a significantly increased sense of enclosure as perceived from adjoining buildings or surrounding streets. The

enclosure would be viewed within the context of the hospital complex and given its siting, views would be limited. Whilst patients in the upper floors of the Chandler Wing of the National Hospital for Neurosurgery face the Variety Club Building across Powis Place, the visual impacts on these patients are considered to be limited and not sufficient to warrant refusal of the enclosure.

The impacts on the daylight levels of the Chandler Wing have been assessed. The results show that there would be loss of daylight to 3 patient rooms on the 3rd floor of the ward that face onto the site to below the recommended levels in the BRE guide for daylight and sunlight. All other windows would not experience a noticeable change.

The loss of light would affect a limited number of rooms in the ward and given that the effects would be temporary (and not to permanent residential occupiers) it is not considered that the effects would be so detrimental as to warrant refusal of the application on balance which provides an essential piece of equipment for the hospital.

Noise:

The proposed plant equipment would be enclosed by acoustic screens to reduce the noise emitted and to protect the users and occupiers of surrounding buildings. A noise report has been submitted with the application and a condition has been imposed to ensure that the anticipated noise reduction levels from the screens will be met.

Transport

UCLH have raised concerns over the potential impact from construction on the access to Powis Place. Whilst Powis Place is a private road, UCLH have rights of access for blue light ambulances, patient transport and hospital servicing. As such the applicant has agreed to submit a Construction Management Plan to ensure access is managed and maintained.

One letter of objection has been received in response to the application which has been duly taken into account. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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The proposed chiller equipment, associated ducting and enclosures to be installed on the east and west roofs of the variety club buildings, are recognised as a specialist requirement of the hospital required to cool theatres and operating rooms that need to be kept at a constant temperature. Care has been taken to avoid locating the equipment on sensitive frontages to the site as demonstrated through the options appraisal. The chosen location is considered to offer the best solution in terms of limiting the visual impacts of the proposal on the surrounding area (subject to materials), protected and background views and on the visual amenities of neighbouring occupiers.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25, DP26 and DP28 of the London Borough of Camden

Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.10-7.12 of the London Plan 2015; and the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

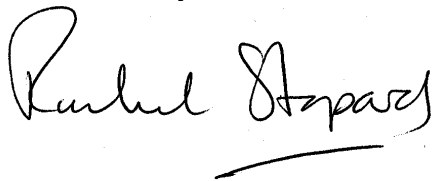
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Culture & Environment