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Application Ref: **2015/6620/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

18 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 & 8 Sandwich Street
London
WC1H 9PL

Proposal: Change of use from House in Multiple Occupation (Sui Generis) to a Hostel (Sui Generis) to be used as accommodation for parents of children being treated at Great Ormond Street Hospital (GOSH) and staff accommodation for GOSH medical staff as needed.

Drawing Nos: Location plan; Design, Access and Heritage Statement dated 3.11.15 by pod; GOSH letter dated 22.10.15; GOSH Childrens Charity supporting information; 1279-PS-E-01A, PS-D-01C and PS-P-01D

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans- location plan; Design, Access and Heritage Statement dated 3.11.15 by pod; GOSH letter dated 22.10.15; GOSH Childrens Charity supporting information; 1279-PS-E-01A, PS-D-01C and PS-P-01D.

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

- 3 This permission is personal to Great Ormond Street Hospital (GOSH) and shall endure for the period of their occupation only. On GOSH vacating the premises, the use shall revert to the lawful use for House in Multiple Occupation (Sui Generis) purposes.

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP9 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The premises shall only used as a hostel ancillary to Great Ormond Street Hospital and not as a hostel for general housing.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, disturbance, traffic congestion and excessive on-street parking pressure etc, in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 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).
- 2 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 Compliance and Enforcement team [Regulatory Services], 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.

3 Reasons for granting permission.

The use as a House in Multiple Occupation (HMO) appears on the basis of available evidence to have existed for over 10 years and therefore, on the balance of probability, is considered to be lawful. No objection is raised to the loss of this vacant HMO as the proposed use is considered to provide a form of low-cost non-self-contained accommodation for which there is a local demand by a priority healthcare use. The proposed use as hostel-type accommodation for parents and carers visiting their children in the hospital will partially meet a pressing demand for such a facility close to the hospital, for which there is currently a serious shortfall. This ancillary facility will improve community and health services in the borough and reduce the need to use inappropriate hotel or other short term residential accommodation nearby. The scheme involves the provision of 2 family suites, 11 ensuite bedrooms, and communal lounge, kitchen and storage rooms. The accommodation is appropriate and adequate in room size, layout and sanitary/catering provision. It is considered on balance that such specific hostel provision outweighs any harm caused by the loss of general HMO accommodation here. The description of the proposal and a personal condition would ensure that the hostel would only be used as a specific hospital facility for GOSH and not as general all-purpose hostel accommodation.

It is considered that the 'less than substantial' harm caused by the new bathroom pods to the interiors of the Grade 2 listed buildings is outweighed by the substantial public benefits of the new accommodation created which is a priority requirement for a nationally important health institution. As there are only internal works, there will be no impact on the character of the wider conservation area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed change in use will not harm the amenity of adjoining residential occupiers in terms of overlooking, noise and disturbance. The new use is appropriately located close to the facility it is serving and is close to public transport networks, so it will not harm local transport and parking conditions.

No objections have been received prior to making this decision. One comment, supporting the change of use if it is for the applicants' use only, was received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6, CS9, CS10 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP9, DP14, DP15, DP24,

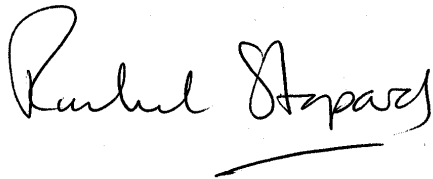
DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.2, 3.17 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 69-78 and 126-141 of the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment