

Mr Simon Foulkes
pod LLP
Unit 313
Metal Box Factory
30 Great Guildford Street
London
SE1 0HS

Application Ref: **2015/6163/L**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

18 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 & 8 Sandwich Street
London
WC1H 9PL

Proposal: Internal alterations, including installation of bathroom pods on first floor (No. 7) and second floor (Nos.7 & 8) and relocation and removal of partitions on all floors, in association with change of use from HMO (Sui Generis) to Hostel (Sui Generis) to be used by Great Ormond Street Hospital (GOSH).

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 Listed Building Consent subject to the following conditions:

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 This consent is personal to Great Ormond Street Hospital (GOSH) and shall endure for the period of their occupation only. On GOSH vacating the premises, the bathroom pods hereby approved on the 1st and 2nd floors shall be removed entirely and the rooms restored to their original appearance.

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting consent

The proposed demolition of unauthorised partitions and bathrooms is welcomed as they harmed the historic layout and fabric of the Grade 2 listed buildings. The insertion of 4 new bathroom pods on 1st and 2nd floors is considered in principle to cause harm to the original form and proportions of the rooms within this listed building. However it is considered that the revised design and layout of the pods would ensure that they are read as separate and reversible features within the rooms and that the original room form and layout is appreciated. Furthermore the ensuite bathrooms are a necessary requirement to provide adequate parent accommodation for GOSH and the applicants have agreed to remove them if they ever vacate the premises, which would be secured by condition.

It is considered that the 'less than substantial' harm caused by the new bathroom pods to the listed building interiors is outweighed by the substantial public benefits of the new accommodation created which is a priority requirement for a nationally important health institution. The other minor internal alterations to partitions and

openings on all floors are considered acceptable.

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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

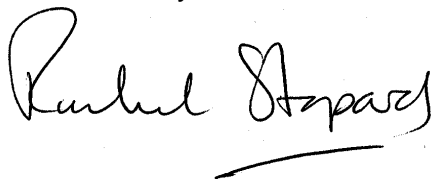
No objections have been received prior to making this decision. One comment, supporting the change of use if it is for the applicants' use only, was received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.8 of the London Plan 2015 and paragraphs 14, 17, 126-141 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