

Address:	Tybalds Estate Orde Hall Street London WC1N 3JP		3
Application Number:	2016/0773/P	Officer: Charles Thuaire	
Ward:	Holborn & Covent Garden		
Date Received:	10/02/2016		
Proposal: Erection of two 3 storey blocks with roof terraces on Orde Hall Street to provide a combined hostel of 21 ensuite bedrooms with communal facilities (Sui Generis) for use by parents/carers of children being treated at Great Ormond Street Hospital (in place of 2 blocks of 9 selfcontained flats granted planning permission dated 13/05/2014 ref 2013/1014/P).			
Background Papers, Supporting Documents and Drawing Numbers A186-A-(00)-020, 030; A186-A-(Z1)-040, 042, 43, 53; A186-A-Z1-(01)-150, 151,152,170; A186-A-Z1-(02)-235A, 236A; A186-A-Z2-(01)-150, 151, 152, 154, 170; A186-A-Z2-(02)-234A, 235, 236, 237. Planning, Design and Access Statement 8.2.16; transport statement by Campbell Reith Jan 2016; energy and sustainability statement rev 01 by Alex Maguire 29.1.16; letter on highway issues dated 2.6.16 from Tibbalds; letter on clarifications in response to objections dated 9.5.16 from GOSH.			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement			
Applicant:		Agent:	
Ian Chivers Great Ormond Street Hospital Childrens Charity 40 Bernard Street London WC1N 1LE		Tibbalds Planning and Urban Design LTD 19 Maltings Place 169 Tower Bridge Road London SE1 3JB	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Previously approved	C3 Dwelling House		711m ²
Proposed	Sui Generis		711m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Previously approved	Flat	5	4							
Proposed	Hostel	21								

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

OFFICERS' REPORT

This application is being reported to the Committee as it entails a Minor development of more than 500 sqm of non-residential floorspace (Clause 3i).

1. SITE

- 1.1 The Tybalds Estate is a Council-owned housing estate located between Great Ormond Street and Theobalds Road, bounded by Orde Hall Street and Harpur Street to the east, Old Gloucester Street to the west, Great Ormond Street to the north and Theobalds Road to the south. The application relates to 2 sites on the east side of the estate along Orde Hall Street and facing each other across Orde Hall St play area; the northern part backs onto 29 Great Ormond St while the southern part adjoins the Blemundsby block of flats.
- 1.2 The sites are currently open and laid out for carparking and pathways plus a substation. The approved CIP estate regeneration scheme for partial redevelopment of the whole estate (see history below) included erection of 2 new blocks of flats on these 2 sites facing the playground.
- 1.3 The sites are not in a conservation area nor adjoin listed buildings. To the north of the estate on the north side of Great Ormond St is Great Ormond Street Hospital.

2. THE PROPOSAL

Original

- 2.1 Erection of two 3 storey blocks with roof terraces on Orde Hall Street to provide a combined hostel of 21 ensuite bedrooms with communal facilities (Sui Generis) for use by parents/carers of children being treated at Great Ormond Street Hospital (in place of 2 blocks of 9 selfcontained flats granted planning permission dated 13/05/2014 ref 2013/1014/P).

3. RELEVANT HISTORY

- 3.1 13.5.14- planning permission granted (with shadow legal agreement) for Mixed use development to provide 93 mixed tenure residential units (Class C3), alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities (Class D1), an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works plus provision of a new internal access road and the reorganisation of car parking within the site and the surrounding area.
- 3.2 29.9.15- Variation of condition 2 (development in accordance with approved plans) of planning permission dated 13.5.14 ref 2013/1014/P (for Mixed use development to provide 93 mixed tenure residential units, alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities, etc), namely to allow relocation of existing electricity substation on Orde Hall Street and associated relocation of three approved mews houses further west to include vacant land next to 2 Barbon Close.
- 3.3 29.9.15- Non-Material Amendments to planning permission dated 13.5.14 ref 2013/1014/P, namely to allow- (a) omission of 'pop-up' roof access hatches and associated roof terraces and balustrades to the new Blemundsby terraced houses; (b) changes to the internal layouts of some private flats in the 2 book-end

blocks facing Orde Hall St; (c) omission of refuse chute from Devonshire Court new staircore.

4. CONSULTATIONS

Local Groups

4.1 Tybalds Close Tenants and Residents Association - no response received

4.2 Windmill Residents Association- support- will be a positive contribution to community following discussions and assurances at meetings with GOSH about their commitment to be involved; although parents will be short term residents, 'the long term commitment of GOSH to the community will enhance community cohesion and development'.

Adjoining Occupiers

	Original
<i>Number of Letters Sent</i>	82
<i>Number of responses Received</i>	04
<i>Number in Support</i>	00
<i>Number of Objections</i>	01

4.3 1 objection from resident on estate – conversion of units from family homes to short term accommodation for visitors will adversely affect strength and prosperity of local community; occupants will have no interest in local community and local initiatives such as tackling anti-social behaviour; loss of permanent housing and loss of freehold ownership of sites.

4.4 2 comments from neighbours on Orde Hall St on construction nuisance (duration of works, noise, dirt, loss of parking)

5. POLICIES

Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

5.1 LDF Core Strategy and Development Policies

- CS1 - Distribution of growth
- CS3 - Other highly accessible areas
- CS4 - Areas of more limited change
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- CS9 - Achieving a successful Central London
- CS10 - Supporting community facilities
- CS11 - Promoting sustainable and efficient travel
- CS13 - Tackling climate change
- CS14 - Promoting high quality places and conserving our heritage
- CS15 - Protecting and improving open spaces & biodiversity
- CS16 - Improving Camden's health and well-being
- CS18 - Dealing with waste
- CS19 - Delivering and monitoring the Core Strategy

DP1 - Mixed use development

- DP2 - Making full use of Camden's capacity for housing
- DP6 - Lifetime homes and wheelchair homes
- DP15 - Community and leisure uses
- DP17 - Walking, cycling and public transport
- DP18 - Parking standards and the availability of car parking
- DP20 - Movement of goods and materials
- DP21 - Development connecting to highway network
- DP22 - Sustainable design and construction
- DP23 - Water
- DP24 - Securing high quality design
- DP26 - Managing impact of development on occupiers and neighbours
- DP31 - Provision of and improvements to public open space

Supplementary Planning Policies

5.2 Camden Planning Guidance

Other policies

5.3 National Planning Policy Framework 2012 The London Plan 2016

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are summarised as follows: landuse issues relating to new 'hostel' accommodation replacing approved residential flats; bulk and design of new building; impact on neighbour amenities and community facilities; impact on transport and parking conditions.

Proposal

- 6.2 The scheme is based on the approved regeneration scheme for these 2 specific separate sites and is effectively identical in physical form except that it will be used as Great Ormond Street Hospital (GOSH) 'hostel' accommodation rather than private self-contained flats. The approved scheme involved 2 blocks of 9 self-contained flats for sale on the private market. The Council's Regeneration and Development team has now agreed to sell these 2 sites to GOSH for their own accommodation, on the same terms as for the private flats (one as freehold and one as 250 year leasehold). The new blocks will continue to be built by the contractors used for the whole estate regeneration scheme and are designed by the same architects. The intention is to use the same principles in design, materials, energy strategy and construction process.
- 6.3 The approved scheme involved erection of 2 new separate blocks of housing in the form of mews houses and flats along the rear of Great Ormond St and to the north of Blemundsbury. At each eastern end of these mews terraces was a 'bookend' block- the northern 'Mews bookend' was 3 storeys high comprising 3 flats plus cycle stores and a roof terrace; the 'Blemundsbury bookend' was 3 storeys high comprising 6 flats plus cycle stores and a roof terrace. Both blocks had a simple square form and design idiom with flat roofs, vertically proportioned windows and inset balconies, and brickwork.
- 6.4 The proposed scheme involves 2 buildings in similar height, form and design to those approved and with roof terraces; however they now comprise a total of 21 suites and 2 communal lounge/kitchens. The approved cycle stores are omitted

from both and replaced by an external patio for the Mews block and a communal lounge for Blemundsbury.

- 6.5 The proposal provides additional accommodation for parents and carers visiting their children in hospital. The Hospital is literally around the corner from these 2 sites on the northern boundary of the estate. GOSH consider these sites are ideally located for their purposes to provide more ancillary purpose-built accommodation for parents visiting their children who need to be situated very close by in case of emergency. It is recognised that having parents and families close to their children is critical in helping them recover. The accommodation is also beneficial in that parents will be staying alongside others going through a similar experience thus providing a support network during difficult times. Sometimes parents will need to stay nearby for up to several months. GOSH support parents from the whole country by providing such accommodation free of charge and 50% of patients come from outside London. Currently when accommodation is over-subscribed, parents have to stay in hotels which are not always close by and are inferior in quality. Expansion in the hospital services planned in the near future (20% over the next 2 years) and the projected increase in demand for parental accommodation means that there is an urgent need to provide more specialist accommodation of this nature.
- 6.6 GOSH have submitted a management and operation statement for the proposed development. The accommodation will only be used by parents and carers and not patients, and priority given to those whose children are in intensive care due to the very close proximity of this facility. Bookings will be made via the GOSH main site and keys collected from there. Parents will stay for a variety of durations, from a few days to several weeks. The units will be self-catering, but GOSH will be responsible for security, cleaning, laundry and maintenance. The mix of room sizes provide flexibility in the nature of accommodation offered including family suites for parents with siblings.
- 6.7 GOSH have also met with the Tybalds Residents Association (TRA) to explain their proposals, both in advance of submitting the application as well as more recently to allay concerns on the scheme's impact, as part of their commitment to engagement with the local community.

Landuse

- 6.8 The previously approved scheme for these 2 sites involved the following mix of flats- 1person (p) x 1, 2p x 4, 3p x 3 and 4p x 1, totalling 9 units with 22 bedspaces. The proposed scheme involves 1p x 2, 2p x 15 and 3p x 4, totalling 21 rooms with 44 bedspaces, ie. a doubling of residents accommodated here. All bedrooms will be ensuite. One 2p unit will be wheelchair accessible while the 3p units are designed to be 'family' suites capable of accommodating 2 double beds. Both blocks will have a large communal lounge/diner/kitchen on the ground floor and a large communal top floor roof terrace; in addition the family suites all have small inset balconies.
- 6.9 The layout, size and number of rooms and communal facilities is in compliance with housing standards and is considered acceptable. The rooms will have adequate light, ventilation and amenity space, as with the previously approved scheme.
- 6.10 The scheme will result in the reduction of approved housing overall for this estate. The previous approval had a mix of new private, intermediate and social rented units, totalling 93 new homes. This proposal will reduce the private element from 27 flats to 18, and the overall provision down to 84 units. This loss of 9 units is 10% of

the whole provision. It is considered in the circumstances that this modest loss of planned private housing is acceptable. There remains no loss of or impact on the planned provision of affordable housing on this estate. The ratio of private to affordable is reduced from 29% to 21% but this still results in a reasonably adequate mix of tenure across the whole estate. The loss of approved flats will affect 5 small studios/1 bed flats and 4 x 2 bed flats, whereas the family sized units will remain. This is considered acceptable as the 2 bed market flats will continue to be underprovided in the overall estate scheme when considered against LDF priorities. The provision of this alternative accommodation, which is probably guaranteed due to the commitment by GOSH to this as an urgent priority, will still assist in the regeneration of the estate and help to deliver new affordable housing here, as the sale value and capital receipt from these 2 sites would be the same as that achieved by the private flats here.

- 6.11 Moreover the scheme will provide much needed new facilities to support GOSH for which there is an identified urgent need. This is supported by LDF policies CS9, CS10, CS16 and DP15 which seek to support community and health facilities in central London, especially the borough's centres of medical excellence. The new facility will assist these objectives in providing free and convenient accommodation needed in association with a major hospital nearby and needed to support its expansion and ongoing success. It is concluded that the modest loss of private tenure new homes here is outweighed by the priority need for specialist supporting accommodation for a nearby hospital which will still assist in the delivery of the previously approved 66 affordable homes. A condition will be attached to ensure that the blocks are used and operated strictly in accordance with the intentions of the applicant, ie. as a 'hostel' for parents in association with GOSH and not as a general hostel or HMO.
- 6.12 The previous scheme did not require any financial contributions for educational or public open space facilities. In this case, as the new scheme involves an uplift of an additional 22 bedspaces, some of which may be used by children, it is considered appropriate to seek additional contributions to mitigate such impact on the estate by improving open space and upgrading play facilities, both on the public playgrounds and the general green spaces within the estate. GOSH have offered £25,000 to the Council for this purpose, which is welcome and acceptable, and this will be secured by S106 with a proviso that it is used solely on this estate.
- 6.13 In addition, although not part of this planning application, GOSH have separately agreed to offer £75,000 to the TRA for their own use in upgrading community facilities- this is part of their overall commitment to the TRA to improving engagement with local residents and mitigating the general impact of the hospital on the estate, in recognition that these blocks would have a more transient population than the originally planned long-term residents in private flats.

Bulk/design

- 6.14 The height and footprint of both blocks remain as approved. The façade design idiom and use of materials is the same as approved but the fenestration pattern and entrance door location (for the Mews bookend) have slightly changed to reflect the new internal room arrangements. However the changes maintain an overall sense of order and solidity to the façades and indeed they slightly improve upon the consented scheme, for example, by replacing the previous smaller windows in Blemundsby by full height window openings with Juliette balconies. Overall the changes are acceptable in design terms and will continue to preserve and indeed enhance the character and appearance of the estate and streetscene. Conditions will be imposed, as with the previous permission, requiring more details of

architectural features and facing materials.

Sustainability

- 6.15 The intention is to use the same energy and sustainability strategy as the approved scheme, as these 2 new buildings will be constructed and designed as part of the overall estate regeneration scheme. Effectively the scheme is more like a change of use from the approved scheme rather than an entirely new build, and thus it is considered unreasonable to require it to meet currently higher sustainability standards for a new building. The approved scheme achieved about 20% CO₂ reductions plus the Code for Sustainable Homes' target of level 4. This Code has now been withdrawn and the 2 sites, as non-residential use, are individually below the threshold for requiring a BREEAM exercise. Nevertheless it is intended that both buildings will meet the same energy targets as before and a BREEAM target of 'Very Good'. As previously proposed, the Mews bookend block will have individual boilers and the Blemundsburry block will have CHP in conjunction with the rest of the estate; as before, energy savings will be achieved by thermal efficiency measures rather than by renewable technologies. The submitted energy report shows the north block will achieve up to 24% CO₂ savings while the southern block with CHP will achieve 48% savings.
- 6.16 The proposed strategy is considered acceptable in these circumstances. The energy and sustainability measures will be secured by a S106 in the same way as the previous approved ones were via a shadow S106 but with reference to the submitted revised energy statement rather than the original approved one.

Neighbour amenity

- 6.17 The height, location and form of the blocks remain the same as before. The location and size of amenity spaces, such as inset balconies and roof terraces, are the same as approved. Thus there will be no further impact on neighbour amenity from the approved scheme in terms of loss of light, outlook or privacy. As before, a condition will be imposed requiring a privacy screen to be erected on the north facing side of the 2nd floor roof terrace of the Mews bookend block.

Transport

- 6.18 The scheme results in an uplift of 22 bedspaces compared to the approved scheme. A revised survey is currently being undertaken to assess the trip generation for these blocks. However it is expected that this will be similar to that of the approved flats, in that parents will leave in the morning and walk to the hospital to attend their children and will return in the evening. Although there will be more pedestrian activity arising from these additional occupants, the movements will be between the block and the hospital around the corner. Parents will use public transport, taxis or ambulance to access the 'hostel' and will walk to the hospital. Servicing the hostel (for laundry and housekeeping) will be via existing methods for the hospital next door and should not generate any significant new trips. Staff will also walk to the hostel. Consequently there will be no need for car or cycle parking and none is provided. In any case, the accommodation will be car-free, as before, and visitors will be able to use cycle stands that are planned on the estate as part of the approved scheme.
- 6.19 It is concluded that the new use will not be significant or harmful in its impact on the surrounding roads. Nevertheless in recognition that the scheme will accommodate additional residents here, many of whom will be unfamiliar with the area, officers have requested a contribution of £24,000 for the Legible London scheme (based on 3 signage monoliths costing £8000 each) in addition to the previously approved

public realm contribution. GOSH have agreed to pay this which will be secured by a S106 as before.

- 6.20 The new blocks will use the same contractors as the main estate scheme and will be subject to the same Construction Management Plan (CMP); this will be secured by a S106 as before.

Other issues

- 6.21 Refuse storage is provided for both blocks in 2 separate dedicated stores for GOSH use which are considered acceptable by the Council's Environmental Services team. A condition will be imposed requiring the implementation and retention of such stores.
- 6.22 As with the approved estate CIP scheme, the Council's Regeneration team would seek to secure to maximise the opportunities to local residents and businesses afforded by the proposed development. Specifically for this scheme, the following should be sought as part of a S106-
- a) The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.
 - b) The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
 - c) The applicant should provide 3 construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre.
 - d) The applicant should recruit 1 construction or non-construction apprentice and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.
 - e) If the value of the scheme exceeds £1 million, the applicant should also sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8.
 - f) The applicant should provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

7. CONCLUSION

- 7.1 This alternative scheme for ancillary accommodation for GOSH is acceptable in that it will provide a much-needed supporting facility for a central London medical centre of excellence. Such provision outweighs the modest loss of approved private flats here. The replacement blocks, being the same as approved, are appropriate in terms of bulk and facade design and will not harm neighbour amenity. The new use will not harm transport or parking conditions, subject to S106 clauses as before on car-free, CMP and public realm contributions. The impact of additional residents here is mitigated by a new financial contribution to open space facilities on the estate. The energy and local employment strategy are the same as previously approved and will be secured as before by S106.
- 7.2 The same relevant conditions will be imposed on this scheme as those on the previous permission for the estate scheme, notably those relating to privacy screens, design and materials, water and sewerage infrastructure, and CCTV strategy.
- 7.3 Planning permission is recommended subject to a S106 Legal Agreement covering the following Heads of terms:

- a) Construction Management Plan;
- b) car-free housing;
- c) energy strategy - see para 6.14 above;
- d) employment and procurement requirements- see para 6.20 above;
- e) public realm contributions of £24,000 to be spent on Legible London signage;
- f) open space contributions of £25,000 to be spent on the Tybalds estate and adjoining Alf Barratt playground in Old Gloucester Street.

7.4 LEGAL COMMENTS

7.5 Members are referred to the note from the Legal Division at the start of the Agenda.

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 The development hereby permitted shall be carried out in accordance with the following approved plans- A186-A-(00)-020, 030; A186-A-(Z1)-040, 042, 43, 53; A186-A-Z1-(01)-150, 151,152,170; A186-A-Z1-(02)-235A, 236A; A186-A-Z2-(01)-150, 151, 152, 154, 170; A186-A-Z2-(02)-234A, 235, 236, 237.

Planning, Design and Access Statement 8.2.16; transport statement by Campbell Reith Jan 2016; energy and sustainability statement rev 01 by Alex Maguire 29.1.16; letter on highway issues dated 2.6.16 from Tibbalds.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), roof terrace balustrades, external doors and gates;
- b) Details of parapet/eave junctions at a scale of 1:10;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north side of the 2nd floor roof terrace of the Mews bookend block prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The refuse and recycling storage facility hereby approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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.

- 7 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Piling or any other foundation designs using penetrative methods shall not be permitted unless a piling method statement, detailing the type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works, has been submitted to and approved by the Local Planning Authority in writing in liaison with the relevant utility providers. The piling shall be undertaken in accordance with the approved method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 9 Development should not be commenced until an impact study of the existing water supply infrastructure has been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The study shall include an assessment of the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall thereafter not proceed otherwise than in accordance with the study as has been approved.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy.

- 10 Prior to the first occupation of the relevant part of the development, details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant part of the development is first occupied.

Reason: In order to seek to protect the amenity and safety of occupiers from crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The premises shall only be used as a hostel ancillary to Great Ormond Street Hospital and not as a hostel for general housing or a House in Multiple Accommodation. It shall be operated strictly in accordance with the 'management and operation' statement within the Planning, Design and Access Statement hereby approved.

Reason: To ensure that the future occupation of the building does not adversely affect the 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

Informative(s):

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

Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

3

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.

- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.



e Royal London Hospital
 for Integrated Medicine

Application No: 2016/0773/P

Tybalds Estate
Orde Hall Street
London
WC1N 3JP

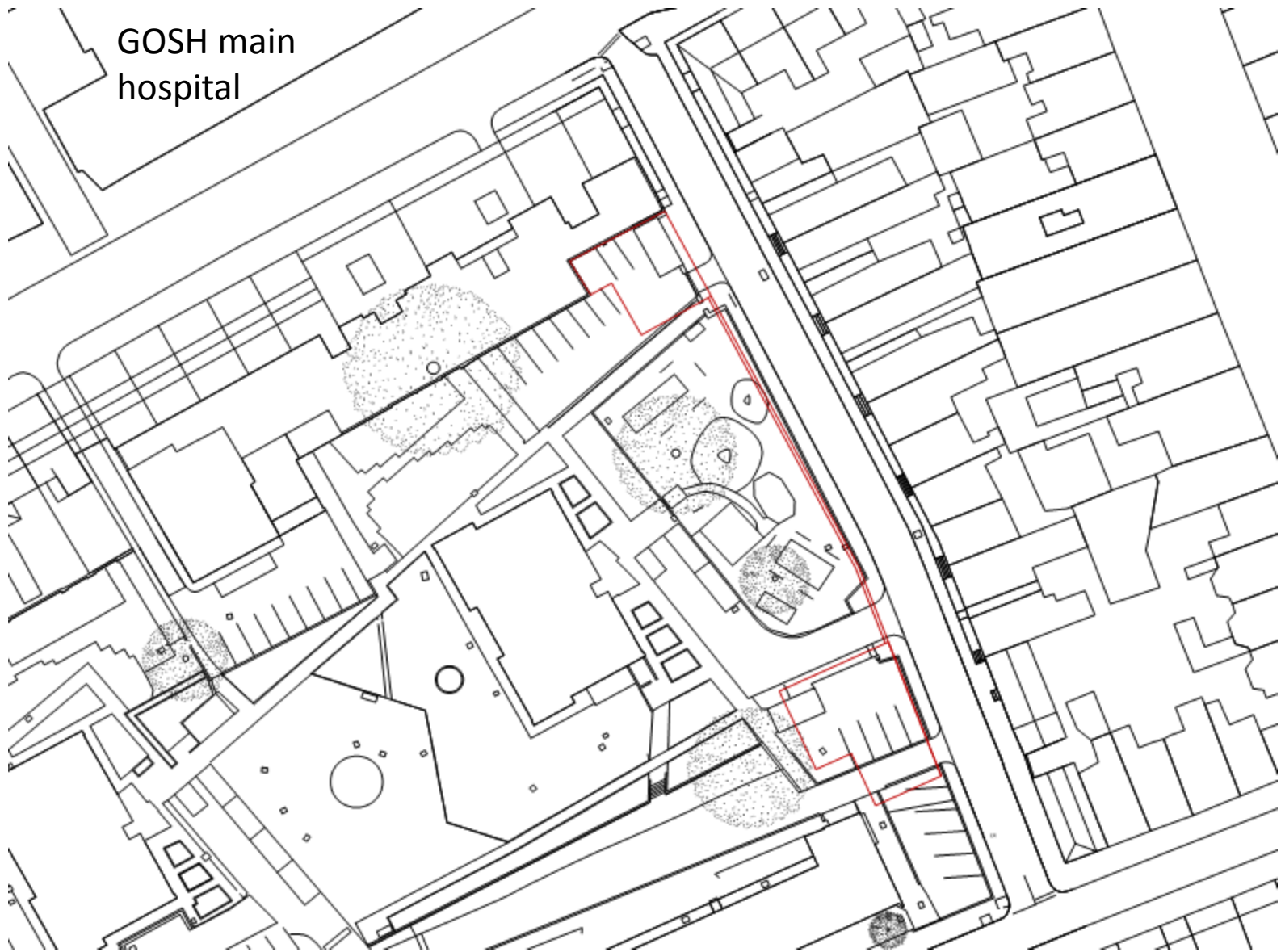
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8-Jun-16



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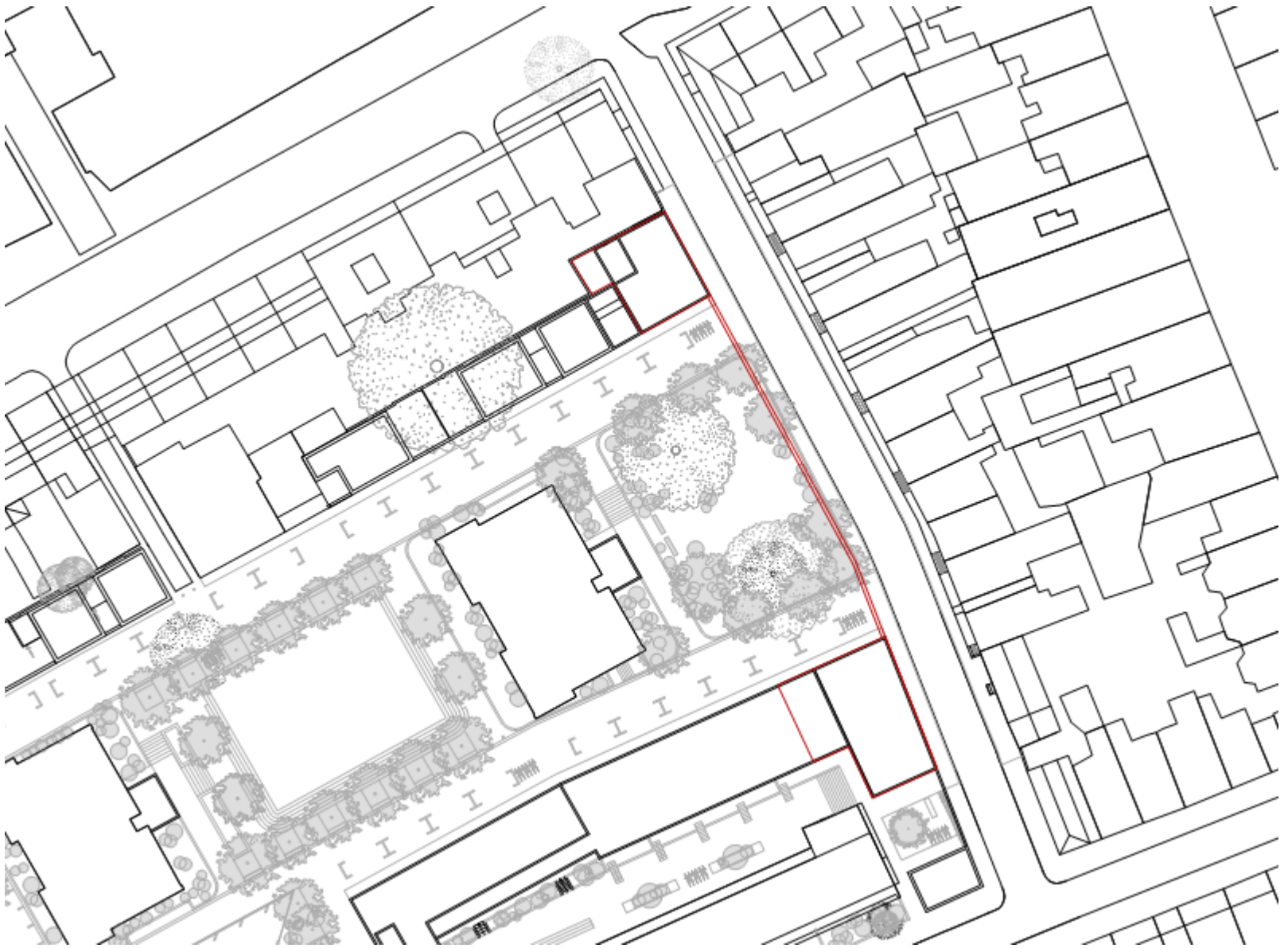


Approved CIP estate regeneration scheme (application sites in red)

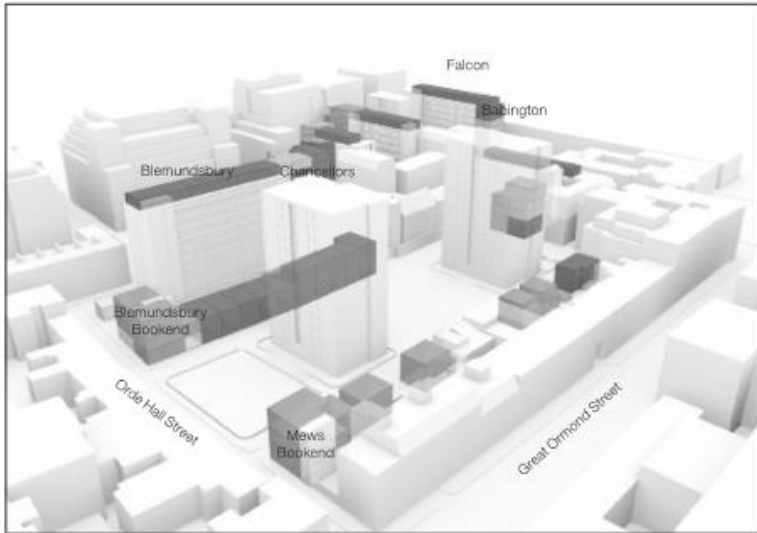


GOSH main
hospital

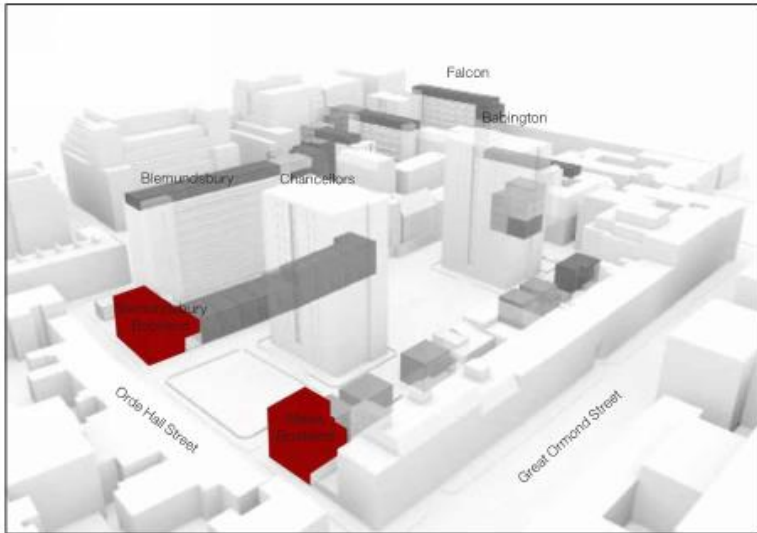
Existing estate plan- 2 application sites shown in red



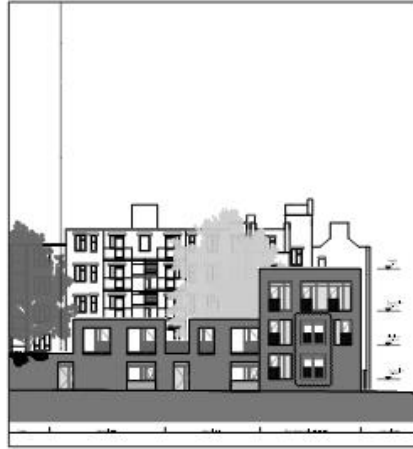
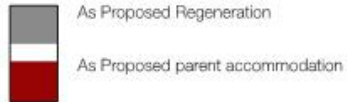
Proposed estate plan showing 2 new GOSH blocks in red



Tenure of the proposals: viewed from the east



Tenure of the proposals: viewed from the east



Mews Regeneration South Elevation



Current Mews South Elevation

Approved and proposed blocks viewed from Orde Hall St

Orde Hall Street proposed view



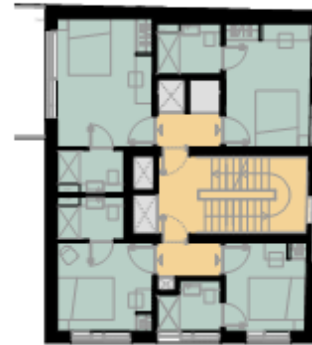
Mews Bookend:



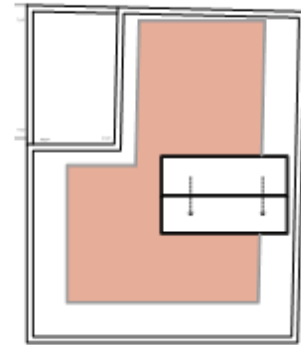
Ground Floor



First Floor



Second Floor



Roof Plan

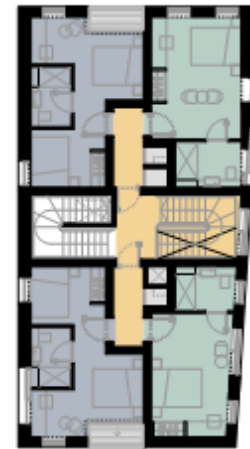
Blemundsbury Bookend



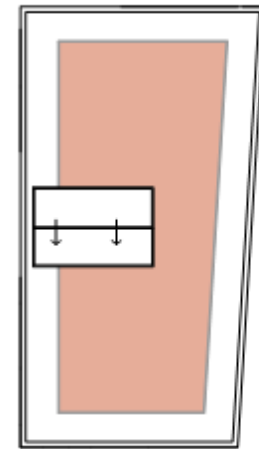
Ground Floor



First Floor

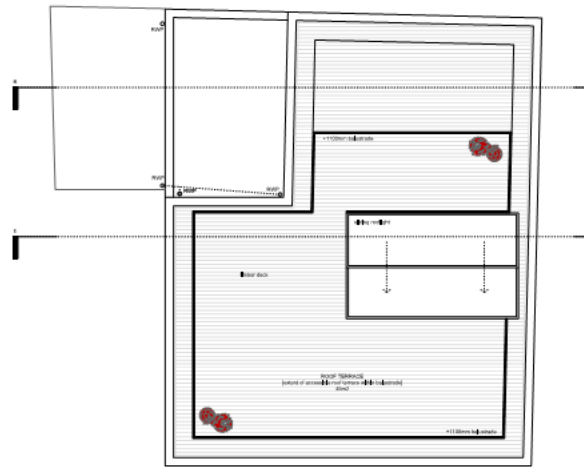
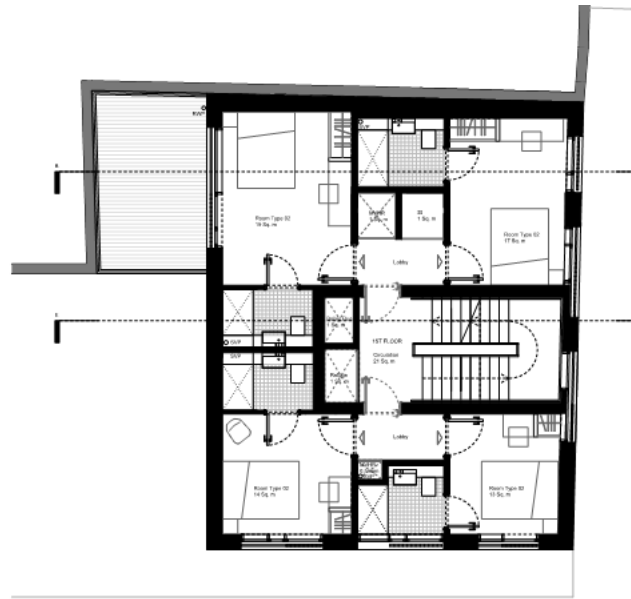


Second Floor

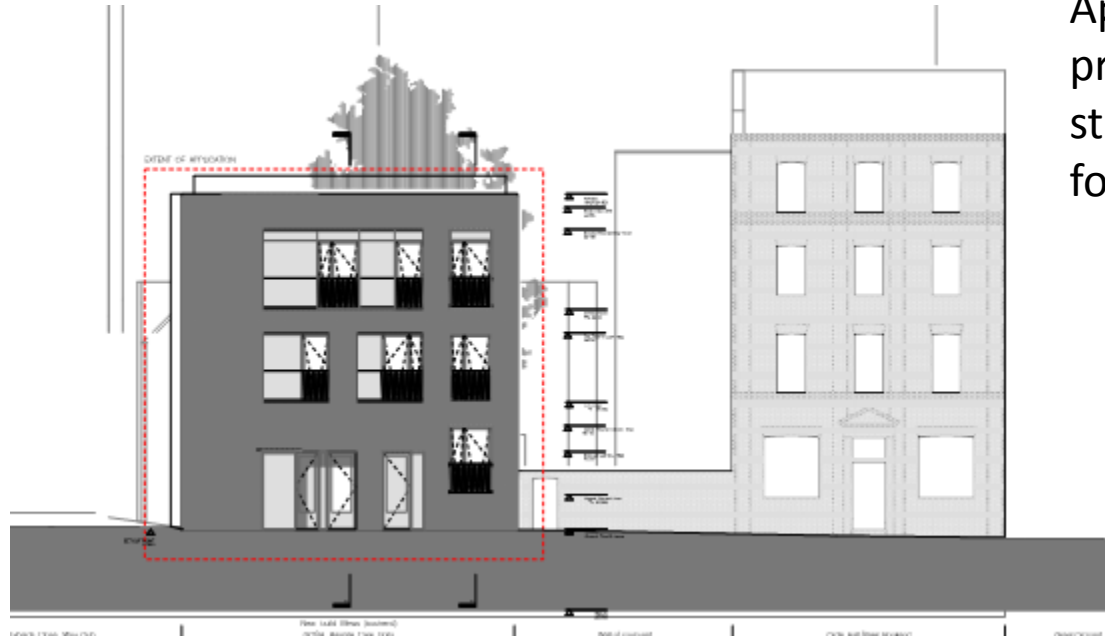


Roof Plan

Proposed floorplans for both blocks (communal lounges and terraces in red)



Proposed ground, 1st , 2nd and roof plans for mews block



Approved and proposed street elevations for mews block