

Mr. Bob Wills
Medical Architecture
22a Arlington Way
London
EC1R 1UY

Application Ref: **2016/6362/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

7 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

National Hospital for Neurology and Neurosurgery
Queen Square
London
WC1N 3BG

Proposal:

Erection of ground floor generator switch room enclosure within Guilford Street service yard
Drawing Nos: RAG3353-MAA-003-ZZ-DR-A-205-P1-B Revision B, RAG3353-MAA-003-00-DR-A-206-P1-B Revision B, RAG3353-MAA-003-00-DR-A-206-P1-A Revision A, RAG3353-MAA-003-ZZ-IM-A-207-P1-A Revision A, RAG3353-MAA-003-XX-RP-A-208-P1-A-DesignAccessStatement , RAG3353-MAA-003-00-DR-A-204-P1-A Revision A, RAG3353-MAA-003-00-DR-A-203-P1-A Revision A, RAG3353-MAA-003-00-DR-A-202-P1-A Revision A, RAG3353-MAA-003-00-DR-A-201-P1-A Revision A.

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 of the existing building, 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 policies 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: RAG3353-MAA-003-ZZ-DR-A-205-P1-B Revision B, RAG3353-MAA-003-00-DR-A-206-P1-B Revision B, RAG3353-MAA-003-00-DR-A-206-P1-A Revision A, RAG3353-MAA-003-ZZ-IM-A-207-P1-A Revision A, RAG3353-MAA-003-XX-RP-A-208-P1-A-DesignAccessStatement , RAG3353-MAA-003-00-DR-A-204-P1-A Revision A, RAG3353-MAA-003-00-DR-A-203-P1-A Revision A, RAG3353-MAA-003-00-DR-A-202-P1-A Revision A, RAG3353-MAA-003-00-DR-A-201-P1-A Revision A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The application relates to a lowered service yard of the National Hospital for Neurology and Neurosurgery, accessed off of Guilford Street. The older part of the hospital fronting Queen Square is Grade II listed, while the service yard adjoins a modern wing of the hospital, which is not listed, nor notable in design. The eastern side of the service yard is enclosed by Great Ormond Street Hospital. The site lies within the Bloomsbury Conservation Area.

The applicant seeks to erect a switch room enclosure on an existing raised concrete platform within the service yard. The structure would measure 2.7m wide, 6.25m deep, and 2.8m high, and would infill an existing area at the corner of the hospital building. The flat roof of the structure would be 4.6m above ground level. The enclosure would be clad in aluminium panels to match the adjoining building, and the joints would align with those on the host building.

The enclosure would house a switch room for the emergency standby generator, which is to be installed at the basement level of the building and does not form a part of this application. The switch room equipment does not generate noise, and will not therefore have an impact on amenity. There are no sensitive uses near the proposed site that would be harmed by the proposed development.

The proposed development is considered to be acceptable owing to the modest scale of the structure within the service yard, its distance from and secondary relationship to the public highway and sympathetic use of materials and design. The proposed enclosure would exert no additional harm to the character or appearance of this part of the Conservation Area, and would cause no harm to the setting of the listed hospital building.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 same Act.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, and 7.8 of the London Plan 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

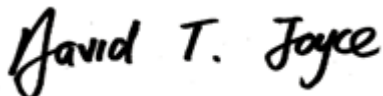
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities