

Mr Duncan Finch  
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Application Ref: **2017/0022/L**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

31 March 2017

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 ensuite bathroom pods on upper ground (No.8), first (No.7) and second floors (Nos. 7&8), conversion of the lower ground floor (Nos. 7&8) to communal accommodation, and relocation and removal of partitions on all floors, in association with use as Hostel (Sui Generis) to be used by Great Ormond Street Hospital (GOSH).

Drawing Nos: (all prefix 16032-AA) -G20-01-Rev H, G20-02-Rev I, G20-E01-Rev A, G332-01-Rev E, G332-02-Rev F, G70-01-Rev A, VIS-01, VIS-02-Rev A, EX-P01, EX-P02, EX-E01, 07-G4-RPT002-Sanitary Fixtures-Rev C; Addendum to Design, Heritage and Access statement by Avanti architects dated January 2017

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 upper ground, 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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed scheme is a variation to the previous approved scheme granted listed building consent on 18.4.16 ref 2015/6163/L by seeking to rationalise and rearrange the interior layout of the 2 properties and the design of the bathroom pods. The communal rooms are now on the entire lower ground floor. The proposed bathrooms are now designed as pieces of 'built-in' cabinets/wardrobes, rather than the approved freestanding curved glazed 'pods' which would have introduced problems of adequate construction and maintenance. There will be now 8 of these structures in different rooms compared to the approved 4 pods. It is considered that the new ones will work with the use of the rooms as bedrooms and

allow the historic form and proportions of rooms to be better recognised and appreciated. The servicing of the bathrooms has been carefully considered and would not disturb the fabric or result in incongruous surface-mounted conduits or ducts.

As before, it is considered that the revised design and location of these bathroom 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. The planning history of the site has 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, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

You can find advice about your rights of appeal at:

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

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning