

Address:	20 Guilford Street London WC1N 1DZ		1
Application Number:	2014/6068/P	Officer: Sarah Ballantyne-Way	
Ward:	Holborn and Covent Garden		
Date Received:	06/09/2014		
Proposal: Erection of new hospital research building following the demolition of an existing computer facility.			
Drawing Numbers: PL-001 0; PL-050 0; PL-060 0; PL-061 0; PL-070 0; PL-071 0; PL-072 0; PL-073 0; PL-100 1; PL-200 0; PL-201 0; PL-202 1; PL-203 0; PL-204 0; PL-205 0; PL-206 1; PL-207 1; PL-208 1; PL-215 1; PL-216 1; PL-220 1; PL-221 1; PL-222 1; PL-223 1; PL-224 1; PL-250 1; PL-251 1; PL-252 0; PL-300 1; PL-301 0 Documents: Air Quality Assessment; Arboricultural Assessment; Basement Impact Assessment; Construction Management Plan; Daylight and Sunlight Assessment; Design and Access Statement; Ecology Assessment and Biodiversity Plan; Historic Environment Report; Statement of Community Involvement; Transport Assessment; Transport Assessment Addendum; Travel Plan; Planning Addendum; Energy and Sustainability Statement; BREEAM Pre-Assessment; Noise Assessment; Planning Statement.			
RECOMMENDATION SUMMARY: Approve planning permission.			
Applicant:		Agent:	
Great Ormond Street Hospital		DP9 100 Pall Mall LONDON SW1Y 5NQ	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1 – Computer Facility		6,371 sqm GIA
Proposed	Sui Generis –Research Facility / Hospital		13,045 sqm GIA

Parking Details (On-site):			
	General parking	Disabled parking	Cycle parking
Existing	0	0	0
Proposed	0	0	119

OFFICERS' REPORT

Reason for Referral to Committee:

Major development for more than 1000sqm non-residential floorspace [clause 3(i)]; is subject to the completion of a Section 106 legal agreement for matters which the Director of Culture and Environment does not have delegated authority [clause 3(vi)].

1. SITE

- 1.1 The 0.34 hectare site is broadly rectangular in shape and bounded Guilford Road to the north, Millman Street to the east, Guilford Place to the west and Millman Mews to the south. The site's direct neighbours include 3 – 6 Guildford Place, three Grade II Listed Georgian properties, and 1 – 25 Millman Street (Millman Court), a 1960s residential block.
- 1.2 Opposite the site to the north lie Coram's Fields, an area of children's open space which contains the Coram's Fields Playground Memorial Pavilion, the Playground and former Foundling Hospital, all of which are Grade II Listed.
- 1.3 To the west of the site, across Guilford Place, is the Institute of Child Health (University of London) and to the east along Millman Street mixed use blocks dating from the 1970/80s comprising retail uses at ground floor with residential uses above. A number of commercial mews type units are located to the south off Millman Mews.
- 1.4 Additional listed buildings in the vicinity of the site include 82 and 89 Guildford Street (and various gates, railings and bollards (Grade II); the public conveniences and drinking fountain to the west of the site (Grade II) and The Lamb Public House (Grade II).
- 1.5 The existing building on site comprises an office (B1) block which was previously use as a computer centre but has been vacant for a number of years. It dates from the 1960s and is of a metal and glass construction. The frontage onto Guilford Street is four storeys in height above a raised ground floor and single basement level. As the building turns the corner onto Millman Street it reduces in height to three storeys above basement, reducing further to one and two storeys on Millman Mews. An open basement lightwell is present on Guilford Street and Millman Street.
- 1.6 The main pedestrian access to the site is off Guilford Street with a secondary access off Millman Street. Vehicular access is currently off Millman Mews. The site has a PTAL of 6a.
- 1.7 In terms of policy designations, the site lies within the Bloomsbury Conservation Area and there are a number of Listed Buildings within close proximity to the site which are listed above. The site also lies within the Central London Area; an archaeological priority zone; the right lateral assessment area of the protected vista from Primrose Hill to St Paul's Cathedral; and the background assessment area of the protected vista from

Greenwich park (the proposed building is not tall enough to impact these views).

2. THE PROPOSAL

- 2.1 The proposed development comprises the demolition of the existing office block and the redevelopment of the site to provide a new hospital research facility. The building will range in height from three to seven storeys above two basement level and will provide 13,045sqm (GEA) floorspace.
- 2.2 The proposed development will provide a state of the art research and medical building facilitating and promoting the translation of rare disease research into tangible therapies and treatments, known as the Centre for Research into Rare Disease in Children (CRRDC). The centre is a partnership between Great Ormond Street Hospital for Children NHS Foundation Trust (GOSH) and University College London's (UCL) role as a world leading centre for the development of novel therapies for children with rare diseases.
- 2.3 GOSH and UCL currently operate the largest centre for paediatric research in Europe and one of the largest worldwide. They currently operate out of the Institute of Child Health and the Camelia Botnar laboratory on the GOSH site but need better facilities and more space to help more patients and develop new treatments.
- 2.4 The CRRDC will give the medical and scientific experts the facilities and access to patients they need to:
- Understand and read genetic codes more quickly;
 - Develop gene and cell therapies to treat genetic conditions;
 - Use stem cells to regenerate organs or tissues; and
 - Manufacture new medical devices.
- 2.5 The CRRDC will focus on research into the genetic and molecular basis of rare diseases, improving diagnosis and developing novel therapies for treatment with a potential for cures. It will also enable research into complex conditions whilst providing direct links in patient care through the provision of outpatient facilities.
- 2.6 The proposal will include a number of different uses as follows:
- Plant will be provided at lower basement level to directly feed the main laboratories above it;
 - The main laboratories are situated at upper basement level and have a double height ceiling so will be able to be viewed from Guilford Street and Millman Street. Equipment areas are provided at upper basement level to service the laboratories;
 - The main entrance and common facilities for staff are provided at ground floor level;
 - Outpatient departments will be provided at ground and first floor level;

- Workspace areas will be provided at second and third floors;
- A Good manufacturing Practice (GMP) area will be provided at fourth floor level. This will provide specially equipped, licensed and inspected facilities and workspaces to safely manufacture cell and gene therapies. This area needs to be able to be completely separated from the main building due to the highly specialist and sensitive nature of work carried out here;
- The top floor (fifth) comprises a plant area which directly serves the GMP level.

3. **RELEVANT HISTORY**

- 3.1 There is no relevant planning history relating to the proposal site.

4. **CONSULTATIONS**

STATUTORY

- 4.1 **Transport for London:** No objection subject to a condition securing that a Construction Logistics Plan (CLP is provided in accordance with TfL guidelines).
- 4.2 **Crossrail:** No objection

LOCAL GROUPS

- 4.3 The Rugby and Harpur Residents Association has queried whether there are any plans for the island site/ public lavatories on Guilford Place which are owned by the University of London. In addition, concerns are raised on the following basis:
- The proposed building will have an adverse effect on the residential blocks to the south and west because of its height and proximity.
 - The bulk will be substantially larger than existing and causing a reduction in daylight.
 - The proposed building will come closer to all the surrounding residential blocks nearby making them feel more hemmed in and overlooked, this is particularly true of Millman Court.
- 4.4 The Bloomsbury Conservation Advisory Committee object to the proposal for the following reasons:
- The overall height is excessive, in particular the glass box disguising the plant is disproportionately high and will be much more visible than indicated in the views submitted.
 - The building's scale is too large and façade treatment results in it being rather monolithic.
 - The large area of glazing at street level is inappropriate, particularly as it faces the delicately scaled pavilions of Coram's Fields opposite. It would be a source of huge light pollution at night.

- Do appreciate the choice of materials and the ‘remaking’ of the corner facing Lamb’s Conduit Street.
- 4.5 The Marchmont Association has no objections to the main proposal and particularly welcomes the proposal to improve the Guilford Place intersection by installing a raised road surface. It is hoped that the derelict toilets will be brought back into use, not necessarily as toilets.
- 4.6 The Akbar Residents Associate is supportive of the scheme which will enhance the area and improve the amenity of both Akbar House and Shan House (which this organisation represents). Specific comments are as follows:
- Emphasise the high amenity value of the London Plane Trees 1, 2 and 3 and need to ensure their root system/ canopies are safeguarded.
 - The proposed pruning of London Plane Tree 1 is of concern, and considered to be too extreme.
 - Agrees with the removal of Tree of Heaven no. 4.
 - Would also recommend the removal of Tree of Heaven no. 5 which is self-seeded and blocks light to the gardens of the properties on Guilford Place. The proposal will block light to these gardens and the removal of this tree would compensate for this.
 - Agree with the removal of Sycamore 6.
 - Concern that the proposed children’s play area, which abuts the wall of no. 4 Guilford Place, will create a noise problem that will interfere with the quiet enjoyment of elderly residents living there. It would be better if it could be moved slightly away from the boundary.
 - Urge that the landscaping for the staff garden/ recreation terrace is more verdant.

Adjoining Occupiers

<i>Number of letters sent</i>	215
<i>Total number of responses received</i>	18
<i>Number in support</i>	0
<i>Number of objections</i>	5
<i>Number of comments</i>	10

Response summary

4.7A total of 15 responses were received objecting to or commenting on the scheme as follows:

- Millman Mews is already subject to constant deliveries, visitors and waste disposal traffic to the commercial units to the rear. This has a negative impact on the safety, privacy and living conditions of the residents of Millman Court.
- The staff and cycling entrance for the new development is proposed on Millman Mews which will increase traffic and exacerbate the problems to Millman Court.

- The corner of the mews is also to be the delivery point to the site with an average of 15 deliveries per day, causing further disturbance and the loss of a residents parking space.
- The increased height of the proposed building will result in loss of light to the lower floors of Millman Court.
- There is a risk of overlooking from the new development to Millman Court.
- The construction period will result in years of noise, dust and disturbance for local residents.
- Like the clear frontage and the way the building overhangs the pavement.
- Do not consider Millman Street is appropriate for a loading bay. Trucks will be forced to go around the block, creating unnecessary traffic and pollution. It will also deprive residents of residents parking bays. A loading bay could easily be inserted on Guilford Street with the increased pavement width or on the western end on Guilford Place where the pavement is wide, there are no parking bays and trucks could simply drive around the toilets.
- Concern regarding the size of the glazed roof extension and the fact that it will not be set back on the Millman Street elevation and will result in loss of light to residents on Millman Street.
- Fact that the servicing of the development cannot be accommodated on site indicates overdevelopment of the site.
- The proposed servicing provision of only using small vans/ motorcycles is unrealistic it is more likely that pallets, employing three axle vehicles will be used. This will have a negative impact on pedestrians on the pavement.
- Liquid nitrogen will be delivered to the site however the planning application makes no reference to this under section 24 of the form. This should be acknowledged given that this is a residential street and close to a school.
- The proposed replacement level of residents parking bays is unclear.
- The proposed goods entrance and the anticipated waiting by taxis/ private cars is likely to create disruptive traffic movements on Millman Street.
- Request further limitation to the CMP in that works are not allowed on weekends to give neighbours respite and that monitoring for dust and noise is carried out weekly.
- The proposed building sets out to achieve a 105% increase in gross floor area. The public realm on Millman Street appears to have been hijacked to achieve this and maximising the accommodation of the CRRDC appears to take priority over a residential street where a number of compromises are perceived to appear.
- The goods bay falls short of maintaining forward access and egress. A turntable should be incorporated and it is considered that an effective and discrete structural solution could be achieved to ensure no structure-borne vibration resulting from the turntable.
- Planning conditions should secure the exclusive use of an electric shuttle vehicle from the GOSH service yard to the; ensure that the service bay doors are shut at all times (except for deliveries) to avoid noise, litter and light pollution to Millman Street; ensure a silent door mechanism, free of alarms for the servicing bay.
- The goods bay would not be capable of accommodating 7.5t box vans therefore some servicing will be carried out on street.

- Locating the service bay access directly adjacent to the Millman Mews entrance is undesirable.
- The crossover to the service bay could be a danger to pedestrians as it cannot be guaranteed that a banksman will always be available.
- A turning head in Millman Mews, or a side entrance to the service bay may relieve this situation.
- The newly created areas of public realm around the building should be adopted by LBC.
- There should be shared access to the loading bays at the kerb edge so that local businesses and residents on the east side of Millman Street can receive deliveries.
- It is assumed that the previous noise report prepared by Hoare Lee consultants is invalid as a result of the amendments to the plant enclosure at roof top level.
- A planning condition to ensure that the site does not result in any light pollution is requested.
- The consideration of residential occupation of the flats at Coram Mansions appears to have been ignored.
- The proposed windows on Millman Street are large floor to ceiling windows and Millman Street is only 15m wide. This will result in a loss of privacy to the residential units.
- The additional floor proposed will obstruct the views that residents of Coram Mansions currently enjoy and will decrease the level of natural light.
- Query as to how the proposed service delivery bay will work and the effect this will have on local parking.
-

Public consultation

4.8 The applicant has reported that pre-application discussions and meetings were held with local residents and groups prior to the submission of the planning application. This included a meeting with GOSH Redevelopment Residents' Liaison Group in May 2014; a public consultation event held week commencing 16h June 2014; exhibition at Coram's Fields on 22nd, 23rd, 24th June 2014; exhibition at Institute of Child Health on 25th June 2014; exhibition at GOSH on 26th June 2014; exhibition content published on line on 27th June 2014; consultation update provided to GOSH Redevelopment Residents' Liaison Group 6th July 2014; website content updated with FAQs 7th July 2014; consultation closes on 27th July.

4.9 Further to the above and following submission of the application, the Council displayed site notices close to the site from 15/10/14 to 05/11/14, and further site notices were put up on 08/01/15 to 29/01/15 following the submission of additional information. The application was also advertised in the Ham & High on 16/10/2014. The statutory public consultation period formally expired on 29/01/15.

5. POLICIES

5.1 Set out below are policy documents (including listed of relevant Council 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 plans taken as a whole together with other material considerations.

5.2 National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011 (including Revised Early Minor Alterations October 2013 and Draft Further Alterations to the London Plan January 2014)
Mayor's Housing SPG 2012

LDF Core Strategy and Development Policies

CS1 – distribution of growth

CS3 – other highly accessible areas

CS5 – managing impact of growth

CS8 – promoting a successful and inclusive Camden economy

CS9 – achieving a successful Central London

CS11- sustainable travel

CS13 – tackling climate change

CS14 – high quality places and conserving heritage

CS15 – parks, open spaces and biodiversity

CS16 – health and wellbeing

CS17 – making Camden a safer place

CS18 – waste and recycling

CS19 – delivering and monitoring the Core Strategy

DP13 – employment sites and premises

DP15 – community and leisure uses

DP16 – transport implications of development

DP17- walking, cycling and public transport

DP18 – parking standards

DP19 – managing the impact of parking

DP20 – movement of goods and materials

DP21 - highway network

DP22 – promoting sustainable design and construction

DP23 - water

DP24 – high quality design

DP25 – conserving Camden's heritage

DP26 – impact on occupiers and neighbours

DP27 - basements

DP28 – noise and vibration

DP29 – improving access

DP31 – open space and outdoor recreation

DP32 – air quality and clear zone

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2013

- CPG 1 – Design
- CPG3 – Sustainability
- CPG 4 – Basements and lightwells
- CPG 6 – Amenity
- CPG 7 – Transport
- CPG 8 – Planning obligations

6. ASSESSMENT

The principal considerations material to the determination of this application are:

- **Land use principles**
- **Urban Design and Conservation**
- **Neighbouring amenity**
- **Basement Impact Assessment**
- **Transport, construction management and servicing**
- **Sustainability and climate change**
- **Trees**
- **Ecology/ Biodiversity**
- **Noise**
- **Air Quality**
- **S106 Contributions**

Land use principles

- 6.1 The site was last in B1 use as a computer centre associated with the University of London however the site has been vacant for a number of years. The proposed redevelopment of the site is for a Centre for Research into Rare Disease in Children (CRRDC) which combines office and laboratory uses with out-patient facilities. Given the use class is broadly the same the principle of redevelopment is considered acceptable as there will be no loss of employment floorspace. In any event, policy CS8 (Promoting a successful and inclusive Camden economy) recognises the importance of other employment generating uses including health.
- 6.2 The provision of new health facilities is further supported by Policy CS16 (Improving Camden's health and wellbeing) which supports the provision of new health facilities and recognises and supports the borough's concentration of medical excellence and their contribution to health-related research, clinical expertise, employment and training provision. The reasoned justification of this policy specifically supports UCLH and GOSH and notes that the Council will seek to '*balance their requirements with those of other sectors and the local community.*'

- 6.3 The proposed use on site is therefore considered to fully accord with relevant policies.
- 6.4 Policy CS1 (Distribution of growth) promotes the most efficient use of land and buildings in Camden including encouraging a mix of uses in schemes in the most accessible parts of the borough. Policy CS3 (Other highly accessible areas) seeks to promote development in highly accessible areas including Holborn where this site is located. Policy DP1 (Mixed use development) sets out that the borough will require a *'mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing.'*
- 6.5 Policy DP1 goes on to state that in the Central London Area (within which this site is located) where more than 200sqm (gross) additional floorspace is provided, the Council will require up to 50% of all additional floorspace to be housing. The reasoned justification of Policy DP1 does however set out specific situations when mixed use development may not be required and this includes *'housing or other secondary uses where they are not compatible with the primary use where the incorporation of secondary uses would be precluded by the operational requirements of a specialised use, such as a hospital or healthcare facility, or an academic research or educational facility.'*
- 6.6 The scheme proposes both a hospital/ healthcare facility and a highly specialised research facility. The scheme has been specifically designed to include both of these uses, and maximises the potential floor area on site. As such a secondary use is not considered to be appropriate in this area and a residential use on site is considered to be inappropriate on site. The proposal is therefore considered to be in accordance with Policy DP1.

Conservation and Urban Design

- 6.7 The form and appearance of new development, its layout and relationship to its surroundings are important considerations for planning proposals in Camden. Pursuant to Core Strategy policy CS14 and Development Policies DP24 and DP25 all new development should be of the highest standard of design, respect local context and character and preserve and enhance Camden's heritage assets.

Context

- 6.8 The site is located on Guildford Street in Sub Area 12 of the Bloomsbury CA. The sub area encircles the urban blocks which surround Coram Fields, Brunswick Square, Mecklenburg Square and St George's Gardens. As one would expect most of the buildings in the zone are either listed or positive contributors. However the existing building on the proposal site and the buildings directly to the east and west of it on Guilford Street are highlighted in the character appraisal as negative contributors.
- 6.9 Listed buildings on Guilford Street include London House and the structures which enclose Coram Fields. The public conveniences in Guilford Place are

also listed. South of the sub area stretching from Lamb's Conduit Street through to Doughty Street is an area of preserved Georgian grain which contains some fine Georgian houses. To the east of Lamb's Conduit Street, between Guilford Street and Great Ormond Street, is a large city block containing hospital buildings of an institutional scale and character. Coram Fields and the contiguous squares form a substantial open space. Many of the buildings that now enclose it are of an institutional scale, larger in footprint and height than the traditional Georgian properties that lie beyond.

- 6.10 The existing building has the appearance of a 1960s spec office building. It is 4.5 storeys high with blank brick gable walls and with a curtain walling system façade facing to the street. The ground floor is inactive. As viewed from Coram Fields the existing building has an axial relationship centred on Lamb's Conduit Street with another 1960s block to the west, with both buildings together forming the frontage to Corams Fields. Although potentially symmetric the relationship is not mirrored with the building to the west being taller as a result of later roof top extensions. Existing hospital buildings on the south side of Guildford Street further west are taller again by a couple of storeys.
- 6.11 As a negative contributor the demolition of the building is considered acceptable in principle, subject to an acceptable replacement. Officers consider that a new building on this site should go some way to balancing the frontage of the fields whilst recognising the finer grain and lower scale of development that exists to the south of the site east of Lamb's Conduit Street.

Proposal

- 6.12 The proposal has been designed by Stanton Williams Architects who designed the new public square in front of King's Cross station and converted the Granary building to house Central St Martins.
- 6.13 The proposal replaces the existing building with a new building 4 storeys high to parapet and with two extra set back storeys along the Guilford Street frontage only. The southern half of the site which fronts Millman Street and Millman Mews terminates at 4 storeys. The proposal drops to 2 storeys in the SW corner of the site which sits behind the Georgian Houses of Lamb's Conduit Street.
- 6.14 The 4 plus 2 storey scale on Guilford St gives the building a more balanced relationship with the building to the west, but with the proposal still lower than its pair by 2.5m at parapet and 1.5m at top of setback floors. These lower parapet and top heights allow the building to sit contextually with the proposals immediate context, with the overall height aligning well with the top of London House and the parapet height responding to the height of neighbouring Georgian scale in Lamb's Conduit Street and Millman Street.
- 6.15 Compositionally the proposal is divided into legible ground, middle and attic elements, and with further hierarchy introduced to the middle element in the form of a piano noble first floor. The building has a strong verticality to its

fenestration supplemented by horizontal string lines to give definition to hierarchical relationship of the floor. Although interpreted in a modern way, this approach is considered to sit well in the Georgian context which employs on its terraces streets a comparable uses of hierarchy and vertical/horizontal emphasis.

- 6.16 In terms of materials and character, the building uses brickwork with punched window openings to the rear, and along Millman Street where the prevailing character is more domestic. Brickwork is also uses at the interface with the Georgian houses on Guilford Place and on the solid elements of the ground floor. Along Guilford St and wrapping round into Guilford Place, the proposal expresses a more civic, institutional character. The façade will be made out of terracotta, laid and bedded in a traditional masonry manor to convey weight and solidity. Depth has been designed into these two facades with the glazing set significantly back so that it has little presence in oblique street views.
- 6.17 The recessed top two storeys have been be treated tonally to be neutral. The gable ends, which will be the most prominent elements in street views, will be finished in a light coloured metal cladding with vertical ribbing to provide texture and shadow, and to address mass. The Guildford Street elevation is in glass with a white frit to the upper top storey. The top storey contains a floor of plant necessary for the operation of the building. Some of the plant equipment requires side ventilation, which in its rawest form would externally express itself as a louvered screen. With this proposal the aesthetic resolution of the plant floor has been fully considered, with the louvered enclosure to the plant set back behind a void space behind a textured mesh, behind the fritted glass that will be seen from the street. This results in a veiled layering which obscures the plant, but lets natural light in to sit behind the glassing reducing its visual weight. The top storey will not be lit so that at night it will have limited visual presence. The top storey has also been broken down into six bays with a recess between each bay. This helps reduce the mass of the upper element and provides a more interesting silhouette to the building. Characteristically, the Georgian Terraces of the conservation area have a rooftop rhythm provided by the parapets of structural party walls. In the proposal and the setbacks, aligned to the structural grid of the building, provide a comparable, although contemporary, structural rhythm expressed at roof top.
- 6.18 The ground floor along Guilford Street will be glazed to provide activity. Behind the glazing is a void with views offered down to the basement laboratories or across the void to the reception area in the heart of the building. This is a good approach to providing activity and interest, whilst ensuring that the area behind the glazing remains uncluttered and always visually open. The first floor piano noble has waiting areas behind the picture windows, offering positive visual connections with Coram Fields.

Summary

- 6.19 This is a well thought through proposal which balances competing scale considerations within the varied context. It addresses, through material and

language, the domestic character of the side streets and the more institutional character of Guilford Street in a single building whilst maintaining integrity to the design as a whole. It provides a suitable high quality back drop to Coram Fields and through its consideration to form, architectural composition, and material palate is a significant improvement over the existing building and enhances character and appearance of the Conservation Area.

- 6.20 The proposals are therefore considered to comply with Core Strategy policy CS14 and Development Policies DP24 and DP25.

Neighbouring amenity

- 6.21 Core Strategy policy CS5 and Development Policy DP26 seek to ensure that the existing sensitive residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, daylight and sunlight.
- 6.22 The application is accompanied by an independent Daylight and Sunlight Report, which has been carried out in line with the BRE's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011 as amended). This report assesses proposals to ensure that the impact on neighbouring residents in terms of loss of light was minimal.
- 6.23 The neighbouring residential properties that could be affected includes: properties at 15 – 16 Guilford Street; 66 – 68 Millman Street; 60 – 62 Millman Street; 52 – 58 Millman Street; 1 – 25 Millman Court; 1- 17 Rokeby House; 94 Guilford Place, the Lamb Public House; 3 – 6 Guilford Place

Daylight

- 6.24 Windows serving the surrounding residential properties listed above have been assessed under the BRE's Vertical Sky Component (VSC). The VSC is a measurement that represents the amount of available daylight from the sky received at the outside face of any window being tested. The BRE has determined that a VSC figure can be reduced by up to 20% (0.8 of its former value) before the daylight loss is materially noticeable. The BRE regards a VSC value of 27% is to provide a good level of daylight, regardless if a reduction exceeds 20%. Should VSC fail then the Average Daylight Factor (ADF) which determines the level of interior illumination that can be compared to BS 8206: Part 2 is used along with the more technical No Skyline (NSL) test. Here the no skyline contour shows the extent of light penetration into the room at working plane level, 850mm above floor level. Like VSC, the NSL figure can be reduced by up to 20% before the daylight loss is materially noticeable.

15 – 16 Guilford Street

- 6.25 For properties at 15 – 16 Guilford Street, all habitable rooms either see a reduction of less than 20% or retain in excess of 27% VSC and are therefore fully BRE compliant.

66 – 68 Millman Street

- 6.26 For properties at 66 - 68 Millman Street, all habitable rooms either see a reduction of less than 20% or retain in excess of 27% VSC and are therefore fully BRE compliant.

60 – 62 Millman Street

- 6.27 For properties at 60 - 62 Millman Street, all habitable rooms either see a reduction of less than 20% or retain in excess of 27% VSC and are therefore fully BRE compliant.

52 – 58 Millman Street

- 6.28 For properties at 52 – 58 Millman Street, all habitable rooms either see a reduction of less than 20% or retain in excess of 27% VSC and are therefore fully BRE compliant.

1 – 25 Millman Court

- 6.29 The ground, first and second floor rooms of the properties at 1 – 25 Millman Court which directly face the proposal are all affected by the proposed development, which fills in the existing recess and creates a taller rear element than currently exists. All of these windows will suffer a noticeable reduction in daylight as a result of the scheme. These windows appear to relate to a bedroom, kitchen and bathroom/ toilet on each of the affected floors. However, the flats are dual aspect with the unaffected side of the building facing due south and containing a living room and a bedroom.
- 6.30 The windows on the corner element of Millman Court facing Millman Street and Millman Mews generally pass the VSC test and where they do not are either a secondary window to a room which is served by a window that passes, or the ADF or NSL tests are passed. Above second floor, all windows are unaffected by the development.
- 6.31 While there will be a noticeable impact on the windows at ground to second floor of the part of the block facing Millman Mews, the rooms affected include bathrooms windows which are not considered to be habitable rooms, and kitchens and bedrooms rather than the main living area which, for each of the flats, would maintain an extremely good level of daylight facing due south.

1- 17 Rokeby House

- 6.32 For properties at 1 – 17 Rokeby House, all habitable rooms either see a reduction of less than 20% or retain in excess of 27% VSC and are therefore fully BRE compliant.

94 Guilford Place, the Lamb Public House

- 6.33 The Lamb Public House is thought to contain some residential use and has therefore been assessed. All habitable rooms either see a reduction of less than 20% or retain in excess of 27% VSC and are therefore fully BRE compliant.

3 – 6 Guilford Place

- 6.34 The properties at 3 – 6 Guilford Place comprise 4 terraced properties which have been divided into a number of flats. The majority of the windows are unaffected by the proposed development with the exception of a basement kitchen window facing east and north facing windows (x3) at basement and ground floor at no. 3.
- 6.35 In addition, there is a rear extension at no. 4 which appears to contain residential accommodation. The north facing windows at basement and ground floor level will all suffer a noticeable loss of daylight resulting from the development however there are also south facing windows to the extension and while these could not be accessed to be surveyed, they would be unaffected by the development.

Sunlight

- 6.36 In terms of sunlight availability, the majority of properties which are orientated within 90 degrees due south maintain adequate levels of sunlight. Properties at 1 – 17 Rokeby House and 3 – 6 Guilford Place do not face within 90 degrees due south and therefore were not assessed for affects to existing sunlight amenity as set out in the BRE Guidelines.
- 6.37 There are 7 windows within 1 - .25 Millman Court which fail the sunlight tests. These windows are at ground to second floor and sit within the corner west facing element of Millman Court and situated directly against the return elevation of the flats facing Millman Mews. It is unclear what rooms these windows relate to however they do not form the main living area to these flats, which face onto Millman Street. It is likely that they relate to kitchen, bathrooms and bedrooms.

Overshadowing

- 6.38 A transient study has been undertaken which sets out the shadows cast by the existing buildings on site and those which would be cast by the proposed development. The study was undertaken on the 21st March and 21st June to represent average annual conditions.
- 6.39 The study indicates that additional shadow cast by the proposal will be minimal when compared to existing and Coram's Fields, to the north of the site, will experience a very slight increase in overshadowing in the morning hours. This slight increase occurs only at 9am and in effect 'squares off' the shadow created by the existing building on site. At 10am the overshadowing is broadly the same as that created by the existing building, and by 11am the proposal does not affect Coram's Fields. In addition, the BRE Guidance states

that '*...it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected.*'

Outlook and privacy

- 6.40 The proposal comprises a commercial building, which replaces an existing commercial building on site, albeit one that has been vacant for a number of years. Concerns have been raised by local residents with regard to the potential for overlooking of the neighbouring residential properties.
- 6.41 There will be windows that face the neighbouring properties at Millman Street, Millman Mews and Guilford Place. There is a distance of some 30m from the proposal to the properties opposite on Millman Street. There is a distance of 8m between the proposal and the side elevation of Millman Court, as existing, and 21m between the proposal and the rear part of Millman Court. Generally, these windows are all either small office areas, toilets, stairwells and some consulting rooms. None of the busier areas such as the waiting rooms or coffee shop face the neighbouring properties. There is an external terrace at second floor level which will face the properties on Guilford Place. This is set away from the rear of these properties by approximately 25m however a condition will be added to ensure adequate screening to avoid any detrimental overlooking.
- 6.42 Given that the use of the building is commercial and will broadly be used during the daytime, and that the uses of the rooms and areas facing the neighbouring properties are not 'high intensity' it is considered that any overlooking to these properties will be negligible, and represent a 'normal' relationship between commercial and residential properties in this very central location.
- 6.43 With regard to outlook, a larger building is proposed than currently exists on site. It does however broadly sit within the footprint of the existing building and while it is taller it is considered that it is set sufficiently away from neighbouring properties to avoid any undue sense of enclosure. Broadly speaking, the impact on the sunlight and daylight is limited, and this demonstrates that there would be negligible harm on outlook. Where windows are affected, i.e. in Millman Court, the flats they serve are dual aspect and the main living areas face away from the proposed development, therefore reducing harm on outlook.
- 6.44 On balance however it is considered that the proposal is acceptable and in accordance with Core Strategy policy CS5 and Development Policy DP26.

Basement

- 6.45 Development Policy DP27 states where a basement development is deeper than one full storey below ground level (3 metres in depth) the Council would require evidence, including geotechnical, structural engineering and hydrological investigations and modelling to demonstrate that basement

developments do not harm the built and natural environment or local amenity. This evidence forms part of a Basement Impact Assessment (hereinafter a BIA) that at the very minimum contains a screening exercise, to determine whether further scoping, site investigation or technical evidence is necessary. This is to ensure that basement developments do not harm the built and natural environment or local amenity.

6.46 There is currently a single storey basement on site and the proposal includes the excavation of an additional basement storey and the overall enlargement of the basement.

6.47 Accordingly a BIA was provided and appropriately follows the sequential approach outlined in CPG4 ('screening', 'scoping' and 'site investigation') of the three test subjects below.

6.48 Subterranean (ground water) flow

6.49 The screening questions relating to ground water flow resulted in two concerns whereby the proposed basement is located directly above an aquifer and may extend beneath the water table surface. As such a site investigation comprising four cable percussive boreholes were constructed to a depth of 30m to establish whether the basement would extend beyond the water table.

6.50 In terms of impact, the proposed basement will be constructed over an aquifer but is only to be constructed within a non-productive secondary aquifer and not within the primary aquifer. This incursion is relatively small in volume and the temporary and permanent works will be designed so as to limit the flow rate of water through isolating the excavation from the perched water.

Slope stability

6.51 The screening for slope stability identified the following potential areas of concern:

- Two trees are to be felled and others pruned ;
- There is a history of seasonal shrink – swell subsidence given the presence of London Clay, trees and London stock buildings;
- The site lies within an aquifer;
- The site is within 5m of a highway;
- The proposed basement will significantly increase the differential depths of foundation relative to neighbouring properties.

6.52 The basement will be formed in a planned and controlled manner to install retaining walls, excavate soil and install new foundations and basement waterproofing to best practice. The proposed building works will avoid excessive impacts on water courses and neighbours.

Surface flow and flooding

6.53 This assessment identified no potential issues that need to be assessed further.

Independent verification of the BIA

- 6.54 At officer request, the applicant funded a full independent verification of the submitted BIA. This was undertaken by the LBH Wembley Geotechnical and Environmental who is experienced in the formation of BIAs that are commonly submitted to the Council as part of planning applications. The independent engineer considers the applicant's BIA appropriate, and concludes that 4 Guilford Place will not be affected by horizontal or vertical ground movement. As this is the most likely building to be affected by the basement construction, any further assessment was not considered necessary.
- 6.55 The Council's independent assessor is satisfied with the detail and mitigation measures provided in the updated report and concludes that the BIA accords with policy DP27 in that it will maintain the structural stability of the building and any neighbouring properties; it will avoid adverse impact on drainage and run off or cause other damage to the water environment; and will avoid cumulative impacts on structural stability or the water environment.
- 6.56 For clarification, the proposal will slightly extend the existing basement area on plan and will deepen it significantly, to create a double storey basement (from the existing single storey basement). The proposed basement will be approximately 8.75m deep.

Transport, construction management and servicing

- 6.57 The CRRDC proposals are key to the ability of the GOSH Children's Charity, GOSH NHS Foundation Trust and UCL to provide a world class facility for the facilitation and promotion of the translation of rare disease research into tangible therapies and treatments, consolidating GOSH and UCL's role as one of the world's leading centres for the development of novel therapies for children with rare diseases.
- 6.58 This specific proposal is being partly funded via a charitable donation and the proposals have a number of site specific requirements in order to deliver the aspirations of the applicant. This is combined with the quantum of development this site can accommodate, given its location within a Conservation Area and proximity to heritage assets. As such, the development has been designed to make the most efficient use of the space available to it and also to achieve a critical mass of researchers as well as to maximise the number of patients that can be seen per annum. Any reduction in this amount of space would result in less research being undertaken, resulting in fewer clinical trials and fewer new treatments. In addition, any reduction in the number of consulting rooms available will result in the loss of the number of patients that can be seen.
- 6.59 The wider GOSH estate is currently the subject of discussions between GOSH and the Council in terms of masterplan proposals for the redevelopment of three key buildings within the main campus, which will deliver enhanced and consolidated GOSH services. Transport and highways

issues have formed a substantial area of discussion with regard to the masterplan proposals, particularly with regard to the consolidation of servicing and deliveries. While not directly connected to the proposal site at present, it is worth noting that the wider masterplan proposals will have an impact in terms of how the servicing and management at 20 Guilford Street is managed in the longer term. A commitment will be secured in the S106 legal agreement to ensure that this site is considered as part of the combined services review of the wider GOSH masterplan.

- 6.60 In transport terms, the CCRDC will require servicing and delivery facilities, disabled parking, cycle parking and drop off facilities in order for it to function adequately. It is proposed that a servicing yard will be provided on site, accessed off Millman Street at the junction with Millman Mews however the development is reliant on the public highway for all other aspects.
- 6.61 This matter has been the subject of in depth discussions between the Council and GOSH. As set out above, GOSH have made clear both the importance of the facility and has sought to demonstrate how the operational needs of the new facility are constrained by limited space for on-site parking and servicing without significant further excavation and use of vehicle lifts into a lower basement. There are also vibration issues associated with including car lifts and the like on site with regard to sensitive laboratory equipment. Part of this assessment is based on the fact that funding is limited and secured, in part, by charitable donation. GOSH has also sought to argue that there is a consolidation of activity across this and the main site on Great Ormond Street which will limit the transport impact of the new building.

In addition the Council has to balance highways concerns against other material considerations. In this case it was decided that it would be inappropriate in residential amenity terms to place additional servicing onto Millman Mews. Also, it would also be undesirable in townscape, design and conservation area terms to require a patient drop-off bay set into the ground floor of the front elevation of the building facing Guilford Street.

- 6.62 Consequently, the Council's Highways Department has raised concerns with regard to the reliance this proposal has on the public highway.

Background

- 6.63 The site has a PTAL rating of 6a, one of the highest ratings available meaning the site has excellent accessibility to public transport. The nearest train stations are Kings Cross St Pancras, Farringdon with Russell Square being the closest Underground Station. Bus stops are located on Gray's Inn Road, Euston Road and Gower Street.
- 6.64 The site is located within the King's Cross Controlled Parking Zone (CPZ). CPZ (CA-D) operates from Monday to Friday between 0830 and 1830 hours and Saturday between 08:30 and 13:30 hours. The ratio of parking permits to parking spaces in the King's Cross CPZ is 1.05. This indicates that the demand for on-street parking is stressed in this area, and over capacity.

6.65 The site also falls within the remit of the Quietways cycling route and this is due to be implemented in late 2015. This is an initiative backed and promoted by the Mayor of London to improve cycling infrastructure and encourage a greater uptake of this sustainable mode of travel. Plans to include elements of the Quietways will be implemented along Guilford Street.

6.66 Proposals

6.67 The proposed development proposes the following transport strategy to accommodate its operational requirements:

- The proposal will be car free in terms of providing zero parking for staff;
- A total of 6 disabled parking spaces are proposed for visitors. These will be situated on Guilford Street (x5) and Millman Street (x1);
- A drop off area for visitors and ambulances is proposed on Guilford Street outside the main entrance. This will comprise double yellow lines with kerb blips and accommodate 2 – 3 cars or ambulances at any one time;
- An on-site servicing yard is proposed, accessed off Millman Street via a footway crossover;
- No changes are proposed to the road network operation or geometry;
- An increased footway width of up to 3m will be created on Millman Street, Guilford Street and Guilford Place as a result of a reduced footprint allowing the infill of the existing lightwells;
- A Workplace Travel Plan is proposed
- 52 long stay and 15 short stay cycle spaces are proposed

6.68 In order to accommodate the above proposals, the following changes are proposed to the highway:

- To accommodate the drop off area on Guilford Street, a motorcycle bay and 4 pay and display spaces will be relocated on the eastern side of Lamb's Conduit Street;
- To accommodate the 6 disabled parking spaces and servicing yard, 4 residential spaces currently located on the western side of Millman Street will be relocated to the eastern side and a disabled space located on the eastern side of Millman Street will be relocated to the western side. In addition, 2 pay and display spaces on the eastern side of Millman Street will be changed to residential spaces and the pay and display spaces relocated to Lamb's Conduit Street.

Transport Comments

6.69 The Council's Highways Department have raised the following concerns with regard to the proposals. While these concerns are specific to this application, they are partially led by on-going and cumulative difficulties created by the wider use of the local highways by the medical institutions located in this area.

6.70 The proposal does not provide any parking on site and, other than the proposed service delivery bay, is heavily reliant on the public highway for its

operational requirements. The proposal will result in all blue badge bay parking, operational ambulance parking and some aspects of servicing being located on the public highway. In order to achieve this, a number of changes to the parking layout/ CPZ of the surrounding streets is proposed, as outlined above.

- 6.71 Transport have raised concerns that this approach will add to on-street parking demand in an area of existing parking stress as well as potentially creating harm to the borough's transport network over the long term.
- 6.72 In addition, the proposals for on-street/ CPZ amendments to accommodate these operational requirements are subject to the Highways Act which is a separate statutory piece of legislation. As such, these cannot be agreed by Transport as part of the planning process and therefore cannot be relied upon to mitigate the impacts of the proposed development as they will need to be agreed at a later stage under the Highways Act.
- 6.73 A further area of concern relates to the lack of a cumulative assessment of the proposal in the context of the wider GOSH operations and as such Transport are concerned that the overall impact of the CCRDC has potentially been underestimated.
- 6.74 The proposals have been submitted with cycle storage proposals for 52 spaces, in context of 470 staff and 252 patients. Transport has concerns that the proposed location is some distance from the main site entrance in a communal area to the rear of the site. The number and location proposed fall below the threshold required in meeting the London Plan (FALP) and policies DP17 and DP18 cycle standards and accessibility requirements. A condition will be secured in relation to the cycle parking considerations, to secure an additional 42 spaces, and 15 short stay spaces, along the infilled lightwell area on Guilford Street.
- 6.75 The proposed on-site servicing bay is welcomed by Transport, as is the commitment by GOSH regarding the delivery of a consolidated servicing approach across the wider GOSH estate.

Mitigation Measures

- 6.76 It is vital that these concerns are fully addressed to enable the proposed development to operate without causing detriment to the local highway network. Transport have raised legitimate concerns with regard to the scheme's reliance on the public highway and the cumulative impact various hospital developments have had on the local area, however the importance of delivering the CRRDC on a local, national and international level provides a significant public benefit which must be weighed against the impact on the local highway. As such, a number of measures are to be secured via S106 legal agreement should planning permission be granted to mitigate against the above concerns, and to provide clarity and comfort that the development will not take place without all of the above issues being satisfactorily addressed.

- 6.77 In order to ensure that the proposed changes to the highway are appropriate and acceptable under the Highways Act, a requirement will be included within the S106 Legal Agreement setting out that all necessary permissions and provisions, under the Highways Act, relating to the off-site highways works must be signed off prior to the commencement of development on site (post demolition).
- 6.78 A Section 106 obligation will secure a financial contribution to undertake feasibility work on amendments to the public highway and CPZ.
- 6.79 A Servicing Management Plan and commitment to bring forward the Consolidated Servicing Approach as part of the wider GOSH masterplan will be secured through the Section 106, to ensure that the servicing arrangements proposed are satisfactory.
- 6.80 A Travel Plan and Passenger Service Management Plan will also be required to be secured as part of the S106 Legal Agreement in order to set out measures to minimise the impact of the site on the local highways network.
- 6.81 The newly created forecourt space (in place of the existing lightwells) will be secured via S106 legal agreement as being available for pedestrian movements as an established right of way over the area, but maintainable at the applicants cost.

Sustainability and climate change

- 6.82 Pursuant to Core Strategy policy CS13 and Development Policies DP22 and DP23 all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

Climate change mitigation

- 6.83 This requires developments to make the fullest contribution to tackling climate change in the following hierarchy: firstly by minimising carbon dioxide emissions, adopting sustainable design and construction measures (be lean), secondly prioritising decentralised energy (be clean) and thirdly incorporating renewable technologies (be green). This hierarchy is outlined in London Plan policy 5.2, which also requires a 40% carbon saving beyond Part L of the 2010 Building Regulations.
- 6.84 The applicant has broadly followed the London Plan energy hierarchy to reduce carbon dioxide emissions. An appropriate range of passive design features, and demand reduction measures, have been included to reduce the carbon dioxide emissions of the development. Solar shading and optimal orientation are included where possible to manage heating and cooling. Numerous energy reduction measures have been implemented on the

building's fixed building services such as heat recovery and variable speed pumps/ fans.

- 6.85 The applicant has demonstrated that while the site lies within the catchment areas for both the Great Ormond Street Hospital and British Museum district heating networks, connection has been discounted primarily due to the relatively minor contribution this would make to the building's local and national energy targets in comparison to a dedicated CHP plant, difficulties with regard to accessing the existing system and financial implications. A base load size CHP is proposed for the scheme and capped connections will be provided so that the proposal could be connected to a district heating system in the future.
- 6.86 The applicant is proposing to install 245sqm PV panels on the roof to serve as secondary renewable energy source to help achieve the required improvement on 2013 Part L.
- 6.87 The proposals will achieve an overall reduction of 36.8% in regulated energy carbon emissions which exceeds the Mayor's and LB Camden's requirements of 35%.

Climate change adaptation

- 6.88 A BREEAM pre-assessment has been submitted and sets out that the development can achieve a rating of 'Excellent'. This rating meets the policy DP22 requirement and shall be secured within the s106 legal agreement.

Flooding

- 6.89 The proposed development is not considered to create any additional impermeable area on site. Therefore the proposed development will not increase surface water run-off from the site or increase the flood risk on or off the site.
- 6.90 A 50% betterment in terms of limiting the surface water run off is adopted in the design of the surface water drainage scheme for the development. This significantly reduces the run-off rate during the lifespan of the development and complies with relevant policy.

Trees

- 6.91 Policy CS15 expects new developments to create new and enhanced habitat where possible, and to protect existing trees whilst promoting the provision of new trees and vegetation including additional street trees. The application is accompanied by an Arboricultural Report that was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) 'Trees in relation to construction'.
- 6.92 The report surveys a total of 8 individual trees with trunk diameters of 75mm and above either within or directly adjacent to the site. Six of these trees are growing off site and comprise London Plane trees no. T1, T2 and T3; Tree of

Heaven no. T5; Sycamore no. T6 and Cotoneaster no.T8. Two Tree of Heaven specimens (nos T4 and T7) are growing within the site.

- 6.93 Two trees are to be removed (the two Tree of Heaven specimens on site (T4 and T7)) one of which is a category 'U' tree and the other a category 'C' tree, neither of which are a key arboricultural feature in the conservation area.
- 6.94 London Plane trees T1 and T2 are to be pruned on their north eastern side to allow for a 2m clearance between the trees and the proposed building. The pruning of T1 will result in a significant change to the appearance of the canopy of the group of London Planes at Guilford Place, when viewed from the north, which are a key arboricultural feature within the conservation area. The canopies of the trees will appear broadly unchanged from all other angles. On-balance, this is not considered to result in an aboricultural impact of more than a medium magnitude and is therefore considered to be in accordance with planning policy.
- 6.95 Other proposed pruning works include the T8 (Cotoneaster) and T5 (Tree of Heaven). There are to be no incursions into the root protection areas to any of the retained trees.
- 6.96 The Council's Tree Officer has provided significant pre-application advice to the applicant and has raised no objections to the proposed works. The proposals are therefore considered to comply with Policy CS15 of the Core Strategy.

Nature Conservation and Biodiversity

- 6.97 Policy CS15 sets out that the Council expects the provision of new or enhanced habitat, where possible, through the provision of biodiverse green or brown roofs and green walls.
- 6.98 A Phase 1 habitat survey was undertaken in June 2014, along with a desk based study. The studies noted that the site is not subject to a statutory or non-statutory designation and that while there are several designated sites within the locality, these are separated from the site by the existing development and there is no likelihood of any adverse effects as a result of the proposed development.
- 6.99 In terms of habitats on site, these are considered to be of negligible ecological interest with the exception of the semi mature trees within the site which offer opportunities for wildlife. The majority of trees on or adjacent to the site are to be retained.
- 6.100 Three invasive species were noted on site: the Tree of Heaven, Buddleia and Green Alkanet.
- 6.101 With regard to bats, the appraisal undertaken found no features appropriate for bat roosting and while foraging may occur on site, the proposed

landscaping and use of native species will encourage greater use of the site by bats.

- 6.102 It is not considered that the development will have an impact on bird and invertebrate populations although it is recommended that works to trees occur outside the bird nesting season, brown roofs and bird and invertebrate boxes are included
- 6.103 The Council's Sustainability Officer has recommended several conditions to secure the recommendations set out in the Ecological Report and Biodiversity Management Plan and the proposals are considered to comply with Policy CS15.

Noise

- 6.104 Policy DP28 relates to the protection of existing and future amenity with regard to noise disturbance, and acknowledges that background noise levels in Camden are high in many areas, especially in inner London areas next to busy TfL roads. Accordingly the application includes a Noise Assessment.
- 6.105 A long term background noise survey was undertaken between 14th May 2013 and Tuesday 16th May 2013 using a fixed location sound level meter. Additional short term measurements were taken on site on 13th May 2013.
- 6.106 The proposed development includes the following general plant items on the roof:
- Roof top chillers;
 - Roof top plant room
 - Emergency plant
 - Standby generator
- 6.107 The report concludes that the following mitigation measures are required to ensure that noise is brought within acceptable levels:
- 900mm long attenuators to the chiller fan discharges;
 - Shrouds to all chiller compressors and lagging to all chiller pipework;
 - 600mm double bank chevron louvre to the roof edges;
 - Generator set to appropriate limiting levels.
- 6.108 The Council's Noise officer has stated that he has no objection in principle to the proposal however the proposed mitigation measures should be secured via condition.
- 6.109 It is considered that the noise environment of the proposed development can be adequately secured and mitigated using the conditions and pro-forma to be secured via S106 legal agreement set out above. As such, it is considered that the proposal will be in accordance with DP28.

Air Quality

6.110 An Air Quality Assessment and checklist have been submitted as part of the application. The site lies within an Air Quality Management Area (AQMA) and the report assesses the impact of the construction and operational air quality impacts of the proposed development.

6.111 The report concludes that overall air quality impacts of the development are judged to be insignificant.

7. CONCLUSION

7.1 Great Ormond Street Hospital (GOSH) and University College London (UCL) operate the largest centre for paediatric research in Europe and one of the largest worldwide. This is one of the only centres in the world with the specialist expertise and diverse patient population needed to discover cures for rare diseases. Discovering cures for rare diseases in children is challenging for many reasons, for example:

- Each condition affects comparatively small numbers of patients, so it's difficult for researchers to obtain enough patients to study each disease thoroughly;
- It can be difficult to gather enough patients to take part in experimental treatments or clinical trials; and
- Many patients have serious and life threatening conditions, so the back up of a large, specialist children's hospital nearby is essential for their safety.

7.2 In recent years, GOSH and UCL have overcome these challenges and achieved some ground breaking results. But better facilities and more space are urgently needed to allow GOSH to help more patients, develop new treatments and share their discoveries with others. The building will support scientists, clinicians, engineers and other experts to pool their knowledge and improve expertise in the diagnosis, understanding, management and care of rare diseases.

7.3 The public benefit resulting from this development is therefore significant on a local, national and international scale. While the CRRDC is considered to be broadly in compliance with planning policy requirements, concerns have been raised by Transport as to the impact the scheme will have on the public highway. While these concerns are legitimate, it is considered that the mitigation measures to be secured via the S106 legal agreement will ensure that the scheme can only be delivered if all separate consents have been secured beforehand. In addition, the S106 will ensure that this site is considered as part of the wider GOSH masterplan in terms of consolidation of services. On balance, in this instance it is considered that the public benefit of the proposals outweighs the likely impact on the public highway. While ordinarily the proposed level of dependence on the highway to facilitate operational development would be unacceptable, the overriding benefits of the scheme outweigh this issue.

7.4 With regard to other planning matters, any impact in amenity of local residents in terms of amenity is considered to be acceptable, given the overall planning

benefits of the scheme. The proposal has been developed so that the character and settings of adjacent heritage assets would be preserved, and the building is considered to make an appropriate response to the site and its surroundings in terms of its layout, massing and architectural detail. The scale of building is also appropriate for this prominent site that fronts Guilford Street and Coram's Fields. The building is considered to be of high architectural quality and design detail and would generally provide an enhancement to the surrounding listed buildings and conservation area.

- 7.5 While the scheme will result in a larger building on site, and a more intense use with wider highways impact, it is considered that the proposals meet LB Camden planning policy and planning permission is therefore recommended.

8. RECOMMENDATION

- 8.1 Planning Permission is recommended for approval as outlined in the report, subject to conditions and a S106 Legal Agreement including the following Heads of Terms:

- Car free development
- Demolition and Construction Management Plans
- Basement Construction Management Plan Servicing Management Plan (restricting the number of delivery vehicles to 7 per day)
- Passenger Transport Service Management Plan
- A parking management feasibility study funded by applicant in consultation with Local Highway Authority to identify appropriate works under Highways Act considerations
- An audit and assessment to investigate ways to reduce and restrict the number of dispensation permits which will be reviewed on a regular basis and secured in the Travel Plan.
- Pedestrian right of way over infilled lightwell
- All permanent permissions under Highways Act (excluding temporary licences) to be commenced following demolition and completed prior to the occupation of development (excluding demolition) – The original working in context of the time frame is not feasible and slightly ultra vires as outside planning act?.
- Undertaking to review combined servicing (Consolidated Servicing Approach) as part of wider GOSH masterplan
- Approval in Principle contribution of **£6,000**
- BIA details including Approval in Principle from Highways
- Strategic Workplace Travel Plan
- Travel Plan monitoring contribution: **£5,729**
- Highways Contribution: **£509,073.36** to repave footway adjacent to site on Millman Street, Guilford Street and Guilford Place and provide a new vehicular crossover on Millman Street and improved Millman Mews and Guilford Place junction treatments.

- Plans demonstrating interface levels between development thresholds and the Public Highway approval required prior to commencement of development.
- Pedestrian, cycling and environmental contribution of **£172,000**, including but not limited to Legible London, Feasibility Study and Plan reviews and Guilford Street junction improvement.
- BREEAM 'Excellent rating for new build
- Renewable energy (PV) generation on site and CHP
- Potential connection to District Wide Heating

9. LEGAL COMMENTS

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

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: PL-001 0; PL-050 0; PL-060 0; PL-061 0; PL-070 0; PL-071 0; PL – 072 0; PL-073 0; PL-100 1; PL-200 0; PL-201 0; PL-202 1; PL-203 0; PL-204 0; PL-205 0; PL-206 1; PL-207 1; PL-208 1; PL-215 1; PL-216 1; PL-220 1; PL-221 1; PL-222 1; PL-223 1; PL-224 1; PL-250 1; PL-251 1; PL-252 0; PL-300 1; PL-301 0

Documents: Air Quality Assessment; Arboricultural Assessment; Basement Impact Assessment; Construction Management Plan; Daylight and Sunlight Assessment; Design and Access Statement; Ecology Assessment and Biodiversity Plan; Historic Environment Report; Statement of Community Involvement; Transport Assessment; Transport Assessment Addendum; Travel Plan; Planning Addendum; Energy and Sustainability Statement; BREEAM Pre-Assessment; Noise Assessment; Planning Statement.

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

- 3 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area 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 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 1:5 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new ground floor glazed areas at a scale of 1:5;

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 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes 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 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

6 No above ground development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 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.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 Prior to the commencement of any works on site, a detailed Arboricultural Management Plan to include an auditable system of on-site monitoring of trees on and adjacent to the site, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 9 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjacent premises and the area generally in accordance with the requirements of 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

- 10 Before the commencement of above grade works details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as 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, DP28 and DP12 [if A3/A4/A5 use] of the London Borough of Camden Local Development Framework Development Policies.

- 11 Before the commencement of development of above grade works, details of secure cycle storage for 94 long stay and 15 short stay cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to first occupation of the development and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to the installation of the plant, details of the proposed CHP engine and any required mitigation measures (e.g. SCR) to demonstrate that the Mayor's Band B NOx emissions standards will be adhered to must be submitted to the Local Authority and approved in writing. The measures shall be installed in accordance with the approved details.

Reason: In order to secure the optimum energy and resource efficiency measures and on-site renewable energy generation in accordance policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to occupation, details (installation contracts, photographs) of the approved CHP engine and required mitigation measures to demonstrate that the Mayor's Band B NOx emissions standards will be adhered to must be submitted to the Local Authority and approved in writing.

Reason: In order to secure the optimum energy and resource efficiency measures and on-site renewable energy generation in accordance policies CS13 and CS16 of the London Borough of Camden Local Development

Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 15 No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 17 Full details of the living roofs shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of above grade works. The development shall not be carried out otherwise in than in accordance with the details thus approved and shall be fully implemented before the premises are occupied. This must include a detailed maintenance plan, details of its construction and the materials and substrates used, to include a section at a scale of 1:25, and full planting details including densities.

Reason: To ensure that the living roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies

18. Full details of a lighting strategy, to include information about potential light spill onto buildings, trees and lines of vegetation, shall be submitted to and approved

by the Local Planning Authority in writing before above grade works commence. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 19 All removal of trees, hedgerows, shrubs or tall herbaceous vegetation shall be undertaken between September and March inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance of works to ensure that no nesting or nest building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: In order to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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 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 Noise and Licensing Enforcement Team, 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 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.

- 4 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.
- 5 It should be noted that planning permission does not guarantee that highways works will be implemented as it is always subject to further detailed design, consultation and approval by the Highway Authority.



Application No: 2014/6068/P

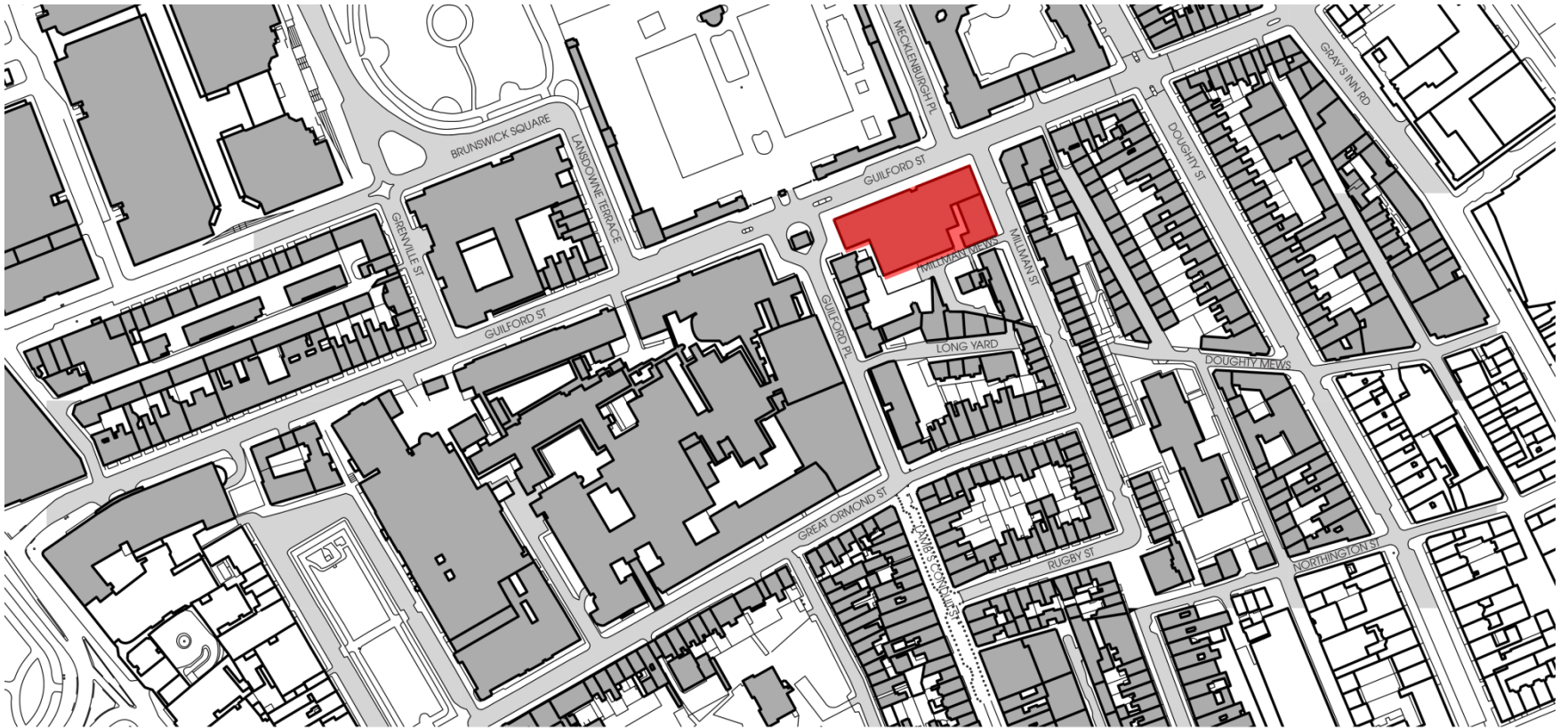
**20 Guilford Street
London □
WC1N 1DZ**

**Scale:
1:1250
Date:
17-Feb-15**

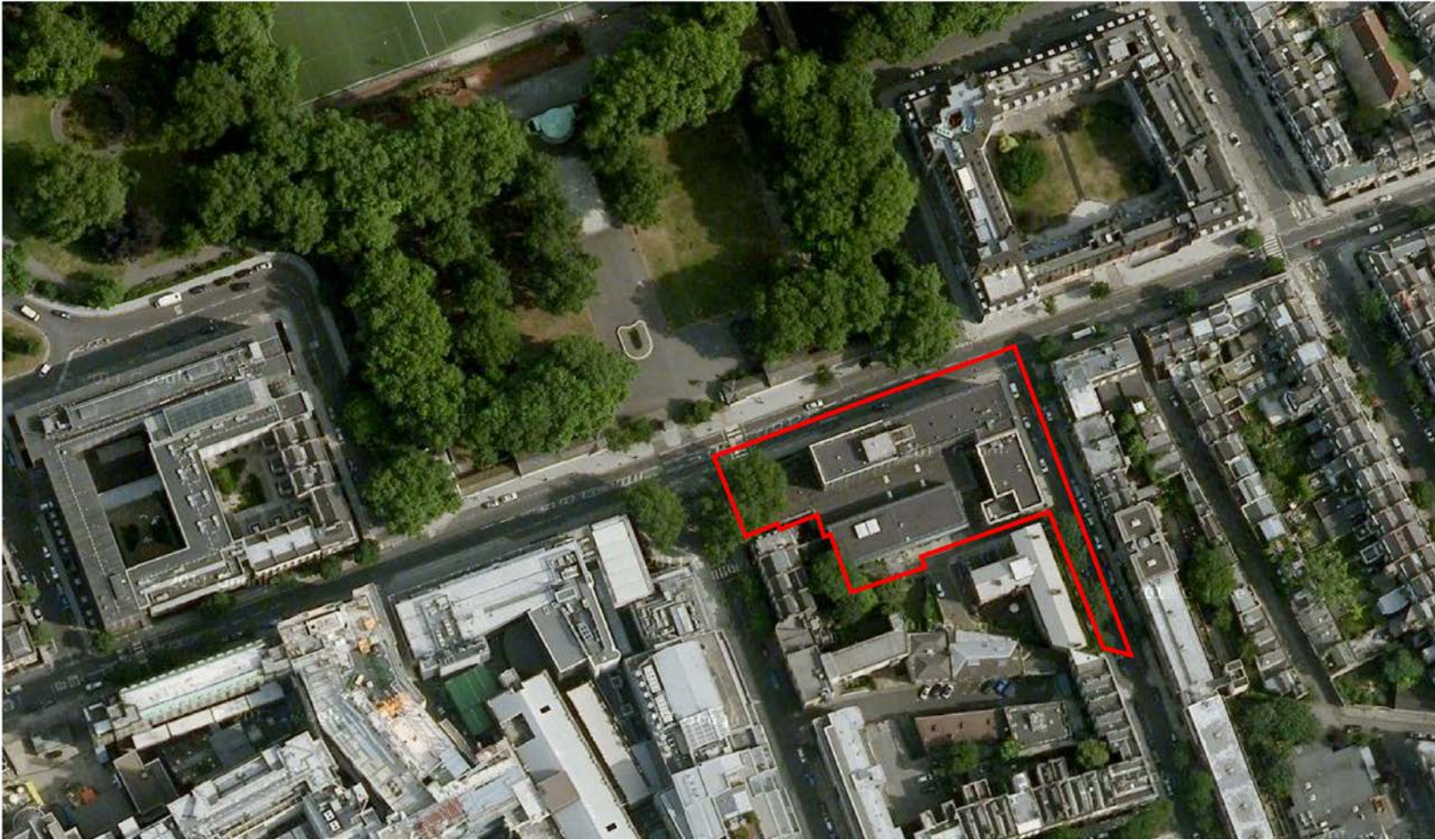


This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

20 Guilford Street – 2014/6068/P – Site Location Plan



20 Guilford Street – 2014/6068/P



20 Guilford Street – 2014/6068/P – Existing frontage



20 Guilford Street – 2014/6068/P – Site looking West



View of the site on Guilford Street looking west

20 Guilford Street – 2014/6068/P – Site looking East



View of the site on Guilford Street looking south east

20 Guilford Street – 2014/6068/P – View north on Millman Street



Millman Street

20 Guilford Street – 2014/6068/P – Millman Street elevation



Millman Street

20 Guilford Street – 2014/6068/P – Millman Court/ Millman Mews



Millman Mews

20 Guilford Street – 2014/6068/P – Rear of site from Millman Mews



Rear of the site on Millman Mews

20 Guilford Street – 2014/6068/P – 3 – 6 Guilford Place



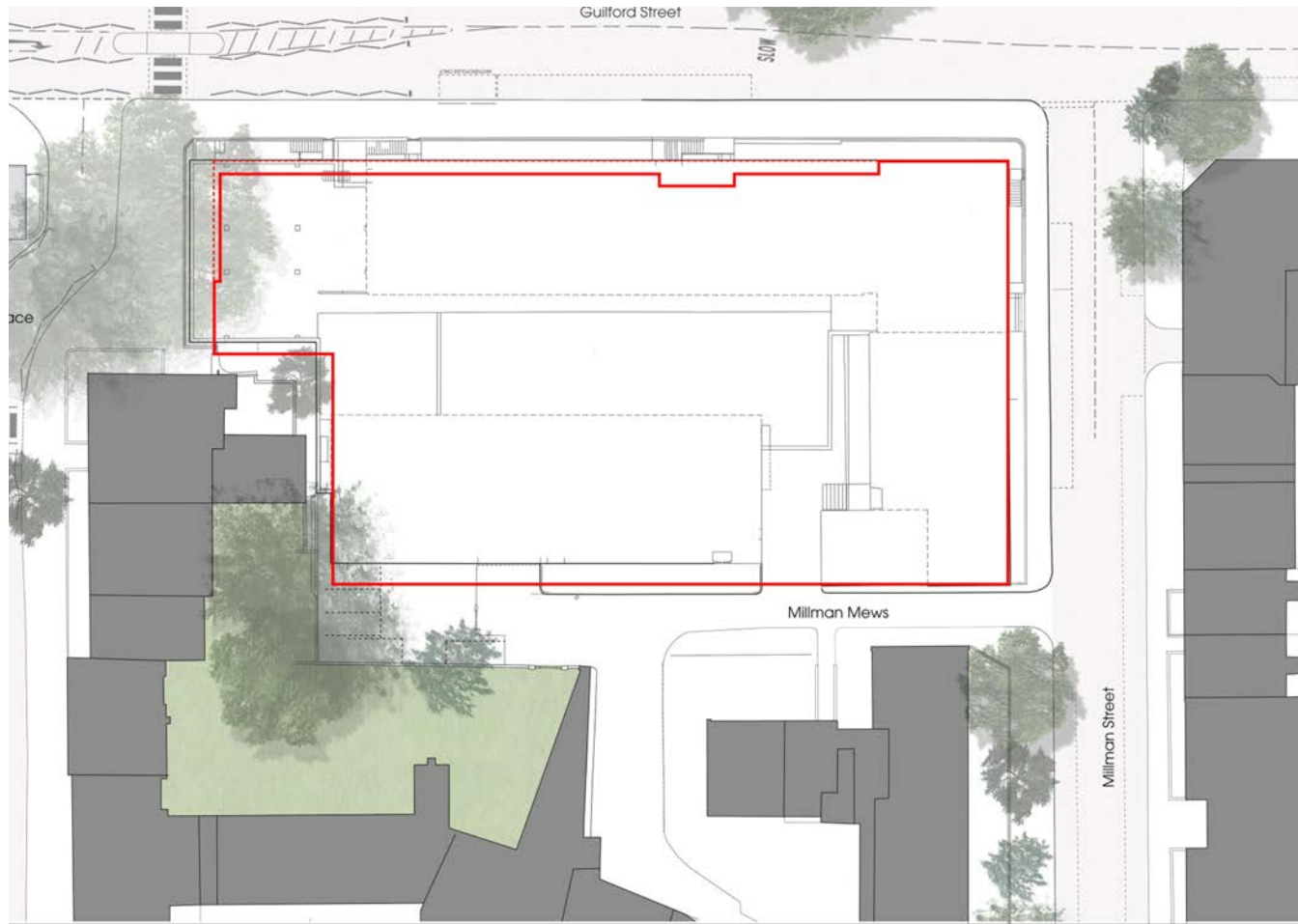
Nos. 3-6 Guilford Place (Grade II)

20 Guilford Street – 2014/6068/P – Guilford Street junction with Guilford Place

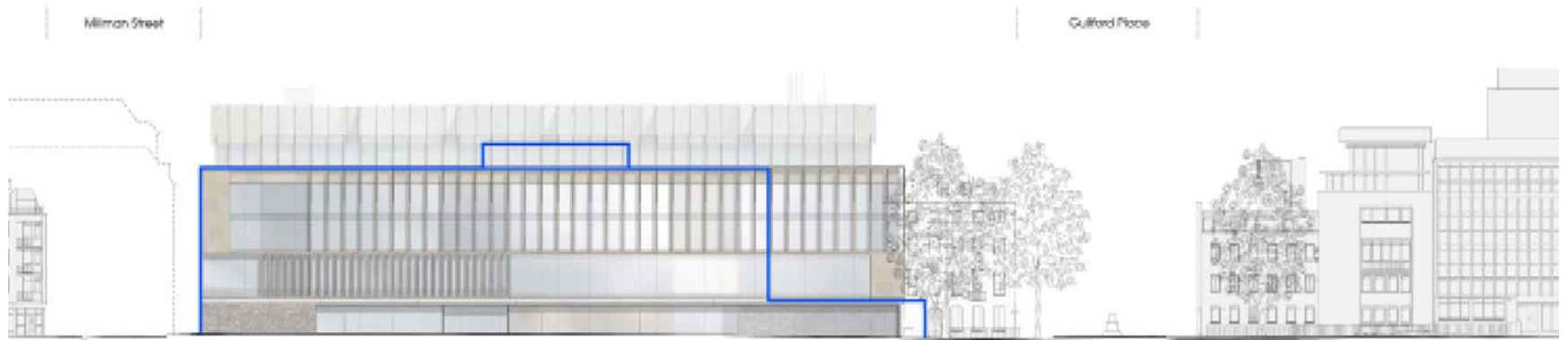


Guilford Street junction with Guilford Place

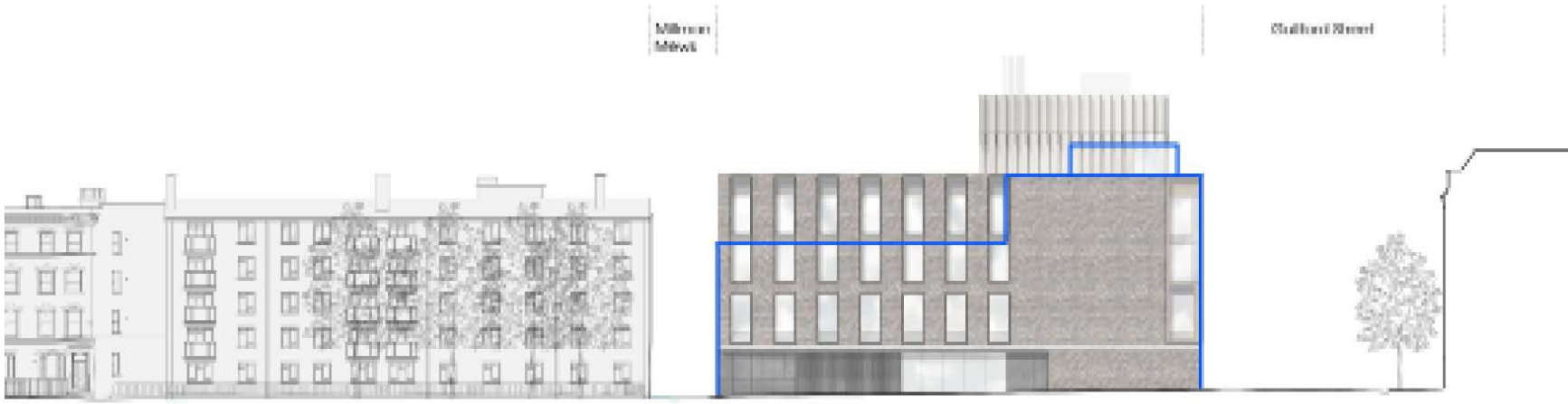
20 Guilford Street – 2014/6068/P – Existing and proposed site layout



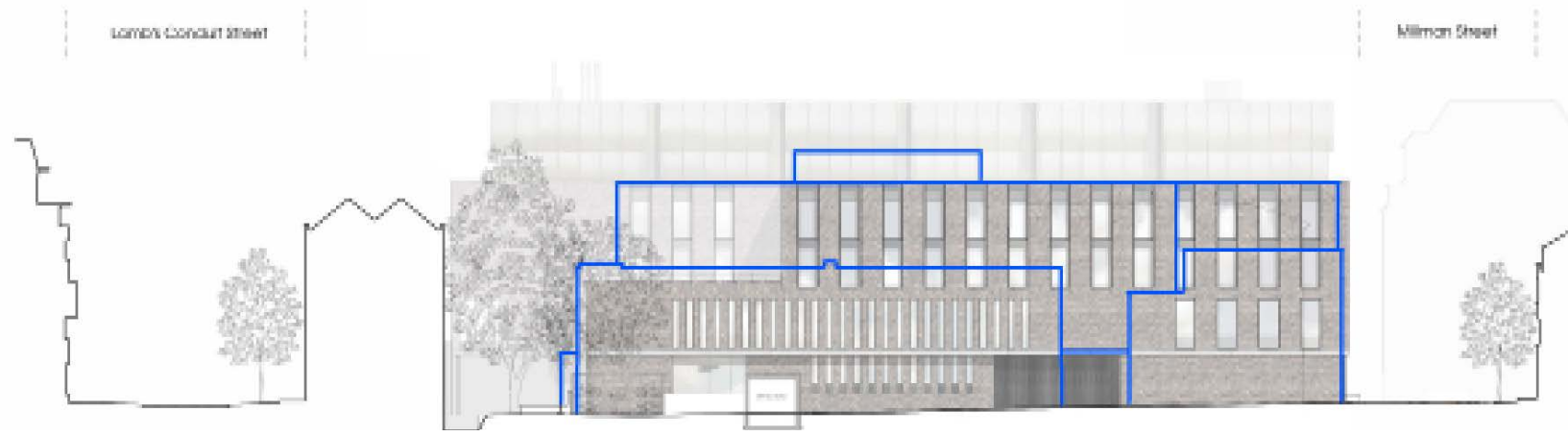
20 Guilford Street – 2014/6068/P – Proposed Guilford Street Elevation with outline of existing building



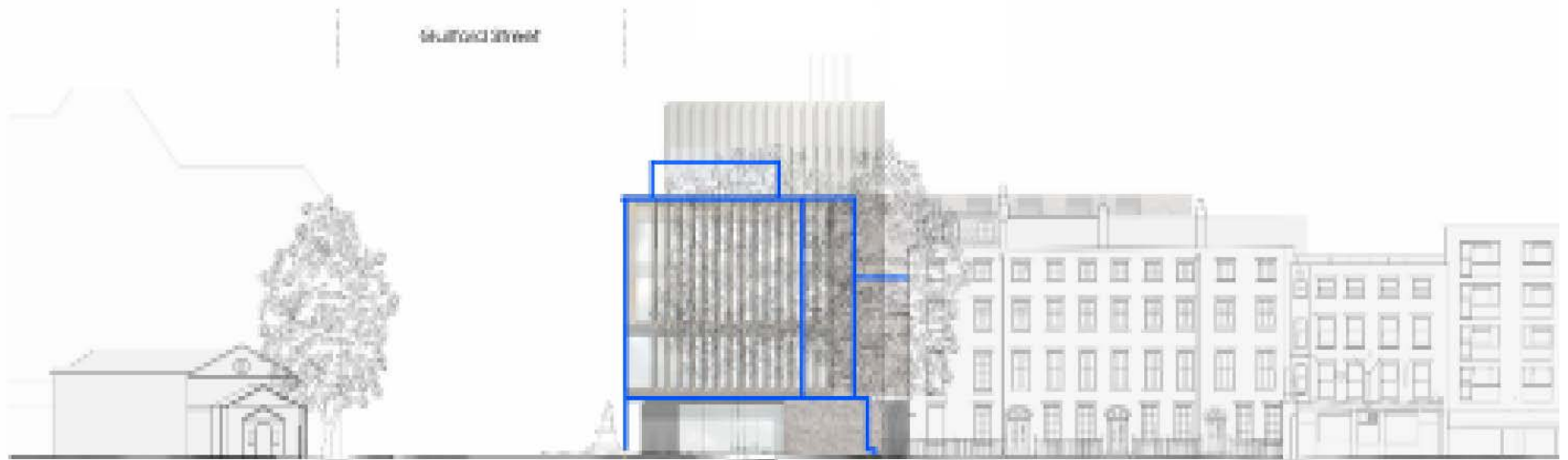
20 Guilford Street – 2014/6068/P – Proposed Millman Street Elevation with outline of existing building.



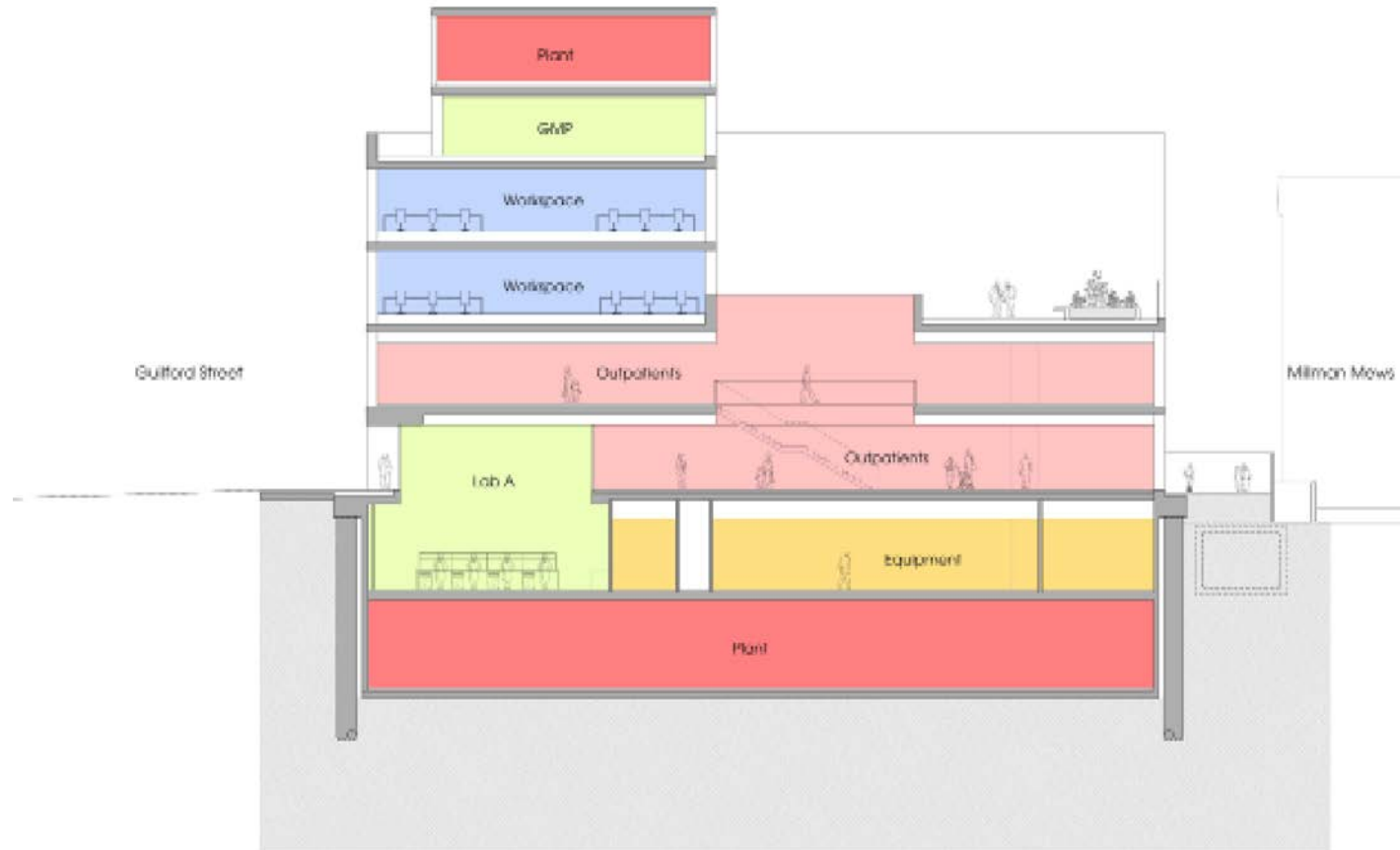
20 Guilford Street – 2014/6068/P – Proposed Millman Mews Elevation with outline of existing building



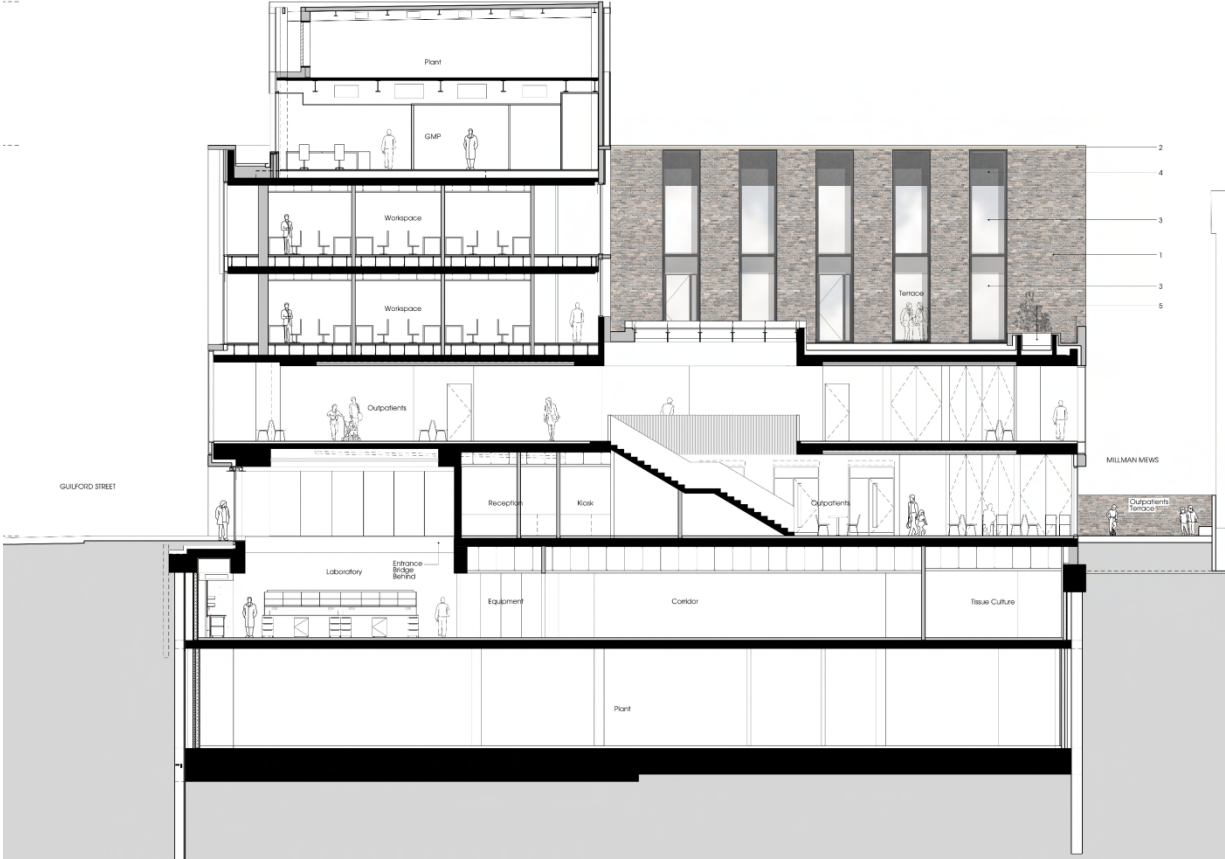
20 Guilford Street – 2014/6068/P – Proposed Guilford Place Elevation with outline of existing building



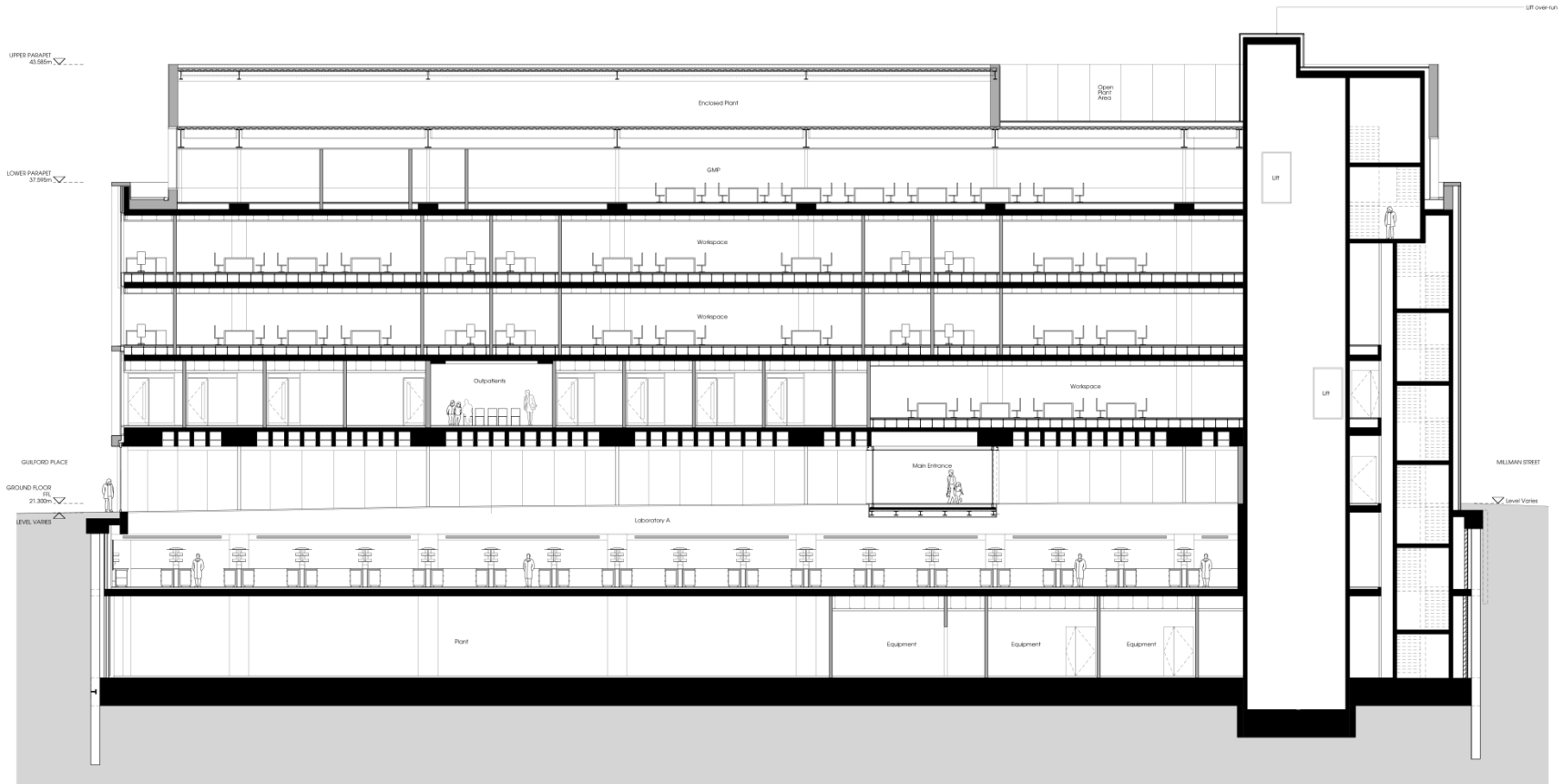
20 Guilford Street – 2014/6068/P – Concept Section



20 Guilford Street – 2014/6068/P – Proposed section North/ South



20 Guilford Street – 2014/6068/P – Proposed Section East/ West



20 Guilford Street – 2014/6068/P – Proposed Guilford Street Elevation



20 Guilford Street – 2014/6068/P – Proposed Millman Street Elevation



20 Guilford Street – 2014/6068/P – Proposed Millman Street View



20 Guilford Street – 2014/6068/P – Proposed Millman Mews View



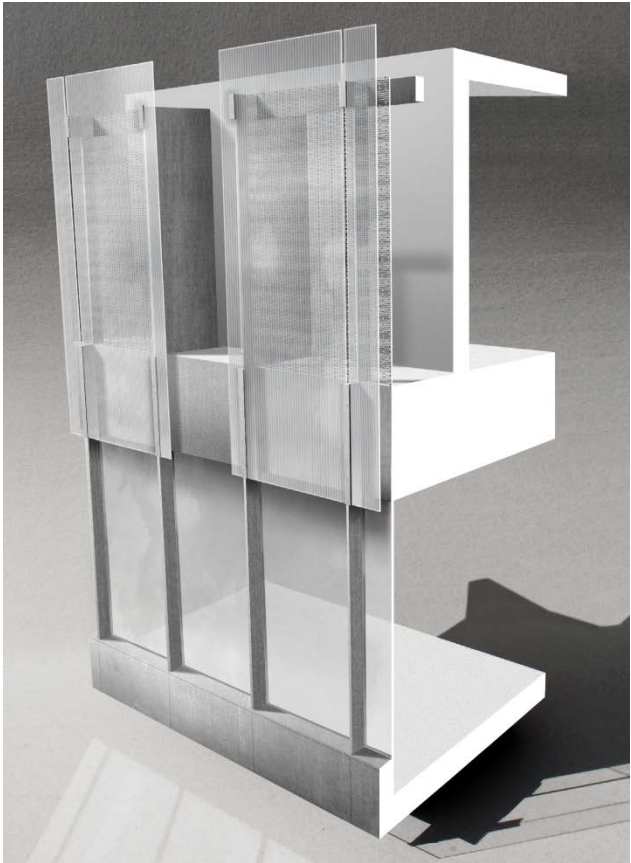
20 Guilford Street – 2014/6068/P – Proposed Millman Mews Elevation



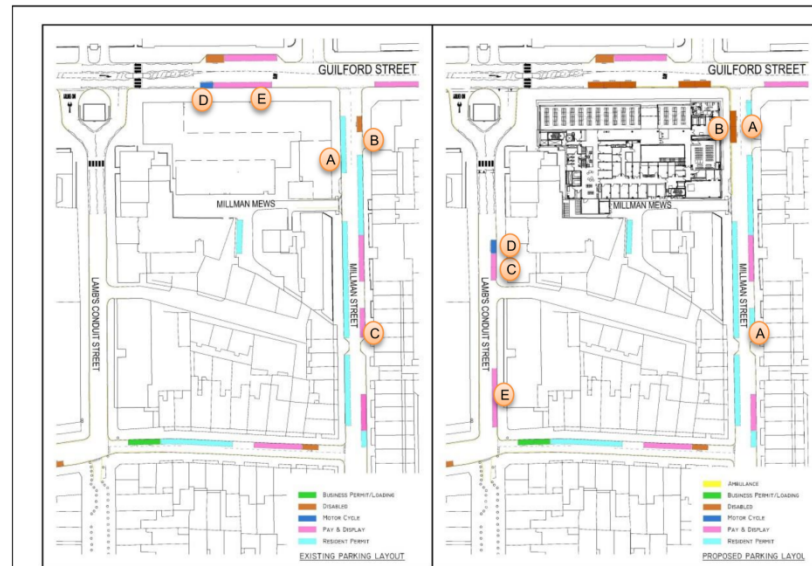
20 Guilford Street – 2014/6068/P – Proposed Main Entrance Guilford Street



20 Guilford Street – 2014/6068/P – Detailed Façade Studies North, South and Rooftop



20 Guilford Street – 2014/6068/P – Parking Relocation (subject to Highways Act)



A	4 residential spaces currently located on the western side of Millman Street will be relocated to eastern side of the Millman Street;
B	A disabled space located on eastern side of Millman Street will be relocated to the western side of the road;
C	2 pay and display spaces on eastern side of Millman Street will be changed to residential permit, while the 2 pay and display spaces will be relocated to Lamb's Conduit Street.
D	A motor cycle parking area located on Guilford Street will be relocated on the eastern side of Lamb's Conduit Street;
E	4 pay and display spaces located on Guilford Street will be relocated on the eastern side of Lamb's Conduit Street;

20 Guilford Street – 2014/6068/P – Internal View

