
Southwood Courtyard Building

Non-Material Amendment to Planning Permission 2017/3377/P

Doc No:
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BDP.

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1. Introduction

- 1.1 Following approval of the Southwood Courtyard Building (ref: 2017/3377/P), GOSH (the applicant) and KCL (the main contractor) wish to rationalise a series of small changes through application under Section 96A of the Town and Country Planning Act 1990 (as amended) at land within an external courtyard at the Great Ormond Street Hospital for Children, Great Ormond Street, London WC1N 3JN.
- 1.2 As discussed with the London Borough of Camden's (LBC) case officer at pre-application stage, these changes are a normal part of any iterative design process and reflect the design as it progresses from the approved planning stage to the tender and construction phase. None of the changes are material, each reflecting minor revisions to the approved scheme that do not materially impact the description of development, the scheme as a whole, nor prejudice any interested third party. Similarly, when considered holistically, the changes do not represent a material change to the overall scheme, thereby making relatively small design adjustments. The proposed amendments are discussed in detail in Section 4 of this statement.
- 1.3 Paragraph 002 (Reference ID: 17a-002-20140306) states that:
- There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.*
- 1.4 The proposed amendments are limited to the north, east, south and west elevations, and at the upper floors. Given the limited nature of the changes to the scale and nature of the development, it will not be substantially different from the one which has been approved. LBC has agreed through pre-application correspondences that the proposed amendments will not result in a scheme that is substantially different from the one which has been previously approved and therefore the changes can be considered through a NMA application.
- 1.5 The application comprises the following information in line with Council's validation requirements:
- Completed application form;
 - Cover letter;
 - Site Location Plan;
 - This planning statement;
 - Proposed plans for approval (and listed in Appendix 1);
- 1.6 A cheque for £234 being the requisite planning fee has been paid under separate cover by the Trust.

2. Proposed Development

Proposed Changes

- 2.1 The amendments proposed through this NMA are set out below and explained in further detail in Section 4:
- Minor alterations to the façade; (panels and windows)
 - Reduction in the building height;
 - Removal of windows at level 3 (i.e. first floor); and
 - Reconfiguration of layout on Levels 4 and 5 (i.e. second and third floors).
- 2.2 A full schedule of changes to planning permission 2017/3377/P proposed through this MMA application is set out in Section 5 of this report.

3. Pre-application consultation

- 3.1 Between January to February 2018, the applicant and their design team have discussed the amendments with LBC on the changes to the approved development. Pre-application with LBC confirmed that the Council do not consider there to be fundamental concerns of the amendments proposed and when considered within the context of the original permission the changes constitute a NMA.

4. Analysis

4.1 This section provides an analysis of the changes and explains why they are considered to non-material. The proposed changes are:

- a) Minor alterations to the façade;
- b) Reduction in building height;
- c) Removal of windows on Level 3; and
- d) Reconfiguration of layout on Level 5.

a) Minor alterations to the façade

4.2 Further work has been undertaken in consultation with a short list of specialist cladding companies to develop the façade specification, in particular the materiality of the panels. The proposed alterations relate to the base and upper levels of the building:

Base of the building

4.3 The approved drawings to the planning permission included the introduction of Kalwall panels at the base of the building with the aim to enhance the outlook when viewed from neighbouring buildings, in particular the hospital's Chapel and the activity centre within the west wing of the Southwood Building at Level 2 (ground floor).

4.4 Further to detailed design work, a number of panels at ground floor level has changed from Kalwall to steel polyester powdered coated panels.

4.5 Whilst the number of Kalwall panels have reduced, the panels originally proposed to back-light the stained glass windows of the neighbouring chapel remains unchanged thereby creating a two storey light box to the east of the chapel and providing an illuminated base. Additionally, the panels facing the activity centre of the Southwood Building remain unchanged, thereby benefiting from an illuminated surface and replacing the views of the dark blue metal panels of the gas storage units.

4.6 These amendments are non-material and not considered to have an impact on the overall concept or appearance of the building. The removal of the kalwall panels are shown on the following amended drawings:

- **Elevations:** (02)017 rev H, (02)019 rev H, (02)018 rev H and (02)020 rev H

Upper levels of the building

- 4.7 The approved drawings to the planning permission included printed screen fabric panels providing the opportunity to have any printed image desirable to improve outlook from adjacent buildings, particularly when viewed from the upper levels of the Southwood Building and the Variety Club Building.
- 4.8 Further to detailed design work, the façade material at the upper floors, i.e. levels 3 to 5 has changed from a screen cladding to self-coloured rendered panels, which are capable of being printed with any design. The proposed panels follow the same arrangement to the approved scheme and the design intent of the façade established in the original permission will be preserved.
- 4.9 Overall, these alterations are considered to be non-material and make no material difference to the overall appearance of the building and are shown on the following amended drawings:
- **Elevations:** (02)017 rev H, (02)019 rev H, (02)018 rev H and (02)020 rev H
- 4.10 In order to safeguard the appearance of the premises and the character of the area, prior to the relevant part of the façade is begun, the applicant will submit detailed drawings and samples of facing materials for approval of detail pursuant to Condition 4 of the permission.

b) Reduction in building height

- 4.11 Following detailed work, it is now proposed to use a mansafe maintenance cable system rather than a guard rail at the upper floors to support the buildability of the scheme. The use of the new system will result in a reduction in building height by one metre. As illustrated in the plans submitted in support of this application, the building itself will remain as a three storey building.
- 4.12 Overall, by virtue of the reduction in the height of the building, the visual impact on the scheme is minimal and is not considered to have an impact on the overall concept or appearance of the building. The proposed amendment does not result in an increase in floorspace remaining the same as the maximum GEA permitted by the planning permission.
- 4.13 This alteration applies to all sides of the building, and is detailed on the following amended drawings:
- **Elevations:** (02)017 rev H, (02)019 rev H, (02)018 rev H and (02)020 rev H;
 - **Sections:** (03)006 rev G, (03)007 rev G, (03)008 rev G and (03)009 rev F.

c) Removal of windows on level 3 (first floor)

- 4.14 The approved scheme included windows in the preparation, dirty utility, control and metal check rooms on level 3 of the building. The windows face onto the adjacent Southwood Building but are located behind the screen cladding. The amendment is to remove the windows from these rooms from a clinical perspective to ensure that the hospital is operational. Due to the nature of the windows located behind the screen panels, the changes proposed would not materially alter the appearance of the building when viewed at ground level. This amendment is considered to be non-material and will make no material difference to the overall appearance of the building. The proposed change is detailed on the following amended drawings:
- **Floorplans:** (01)003 rev T

d) Reconfiguration of layout on Levels 4 and 5 (second and third floors)

4.15 The approved scheme included two chiller units within a recessed area to the south on Level 4 (i.e. second floor) of the building. The plant equipment is enclosed to improve visual amenity and reduce noise. Additionally, the approved scheme included an area for wet services. Further design development has resulted in a reduced enclosure required for the two chillers and the removal of the area for wet services, which is no longer required. As a result, the area covered for green roof space has reduced from 258sqm to 176 sqm. Whilst the quantum of space has reduced the change is considered non-material and does not impact upon the concept or overall appearance of the building. The proposed change is detailed on the following amended drawings:

- **Floorplans:** (01)004 rev Q and (01)031 rev L
- **Floorplans:** (01)005 rev P and (01)032 rev L

5. Conclusion

- 5.1 The preceding section provides an assessment identifying the amendments are non-material changes, which would not result in a scheme that is substantially different from the one which has been approved. Furthermore, the Council has confirmed in pre-application consultation that the principle of a NMA application is accepted for the design changes proposed.
- 5.2 Given the infill nature of the scheme, the NMA does not alter the building's footprint, size and massing, and preserves the design intent and architectural language of the scheme. Furthermore, the reduction in the building height is considered proportionate to the consented scheme and will not result in a development that is substantially different from the one which has been approved.
- 5.3 The drawings submitted as part of this NMA for approval are set out in the table below:

Drawing title	Scale	Drawing number to be replaced	Rev	Drawing number for approval	Rev
Floorplans					
Proposed level 02 (Ground Floor) plan	1:100	(01)002	S	(01)002	T
Proposed level 03 (First Floor) Plan	1:100	(01)003	S	(01)003	T
Proposed level (04) (Second Floor) plan	1:100	(01)004	M	(01)004	Q
Proposed level (05) (Third Floor) plan	1:100	(01)005	L	(01)005	P
Proposed level 03 (First Floor) plan showing surrounding clinical uses	1:100	(01)030	H	(01)030	J
Proposed level 04 (Second Floor) plan showing surrounding clinical uses	1:100	(01)031	H	(01)031	L
Proposed level 05 (Third Floor) plan showing surrounding clinical uses	1:100	(01)032	H	(01)032	J
Elevations					
Proposed elevation north	1:200 @A3	(02)017	G	(02)017	H
Proposed elevation east	1:200 @A3	(02)019	G	(02)017	H
Proposed elevation south	1:200 @A3	(02)018	G	(02)018	H
Proposed elevation west	1:200 @A3	(02)020	G	(02)020	H

Drawing title	Scale	Drawing number to be replaced	Rev	Drawing number for approval	Rev
Sections					
Proposed section 1		(03)006	F	(03)006	G
Proposed section 2		(03)007	F	(03)007	G
Proposed section 3		(03)008	F	(03)008	G
Proposed section 4		(03)009	E	(03)009	G

5.4 Accordingly, we invite the LB of Camden to approve the submitted application and look forward to discussing matters with you further.