

Laura Massey
Sonnemann Toon Architects LLP
Quality House
6-9 Quality Court
Chancery Lane
London
WC2A 1HP

Application Ref: **2017/3938/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

21 June 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Italian Hospital
40 - 41 Queen Square
London
WC1N 3AJ

Proposal:

External and internal alterations to the listed building associated with the change of use of the building into an outpatient clinical use. External alterations including basement infill to courtyard, partial infill at ground floor level, infill extensions at first and second floor levels, two roof level plant enclosures, plant equipment, PV panels and new lift overrun. Internal alterations including refurbishment throughout the building, repair and refurbishment of windows and provision of secondary glazing, the provision of two new lifts and upgrading of the existing lift.

Drawing Nos: Existing Drawings: (1615-ST-Q1-01-SU-A-)0201-0206 Rev A4, (1615-ST-Q1-ZZ-DR-A-)1151 and 1152 Rev A4, (1615-ST-Q1-ZZ-DR-A-)2031; 2047 and 2071 Rev A4, (1615-ST-Q1-)01-DR-A-2051; 02-DR-A-2052; 03-DR-A-2053; 04-DR-A-2054; 05-DR-A-2055; 06-DR-A-2056; 01-DR-A-2151; 02-DR-A-2152; 03-DR-A-2153; 04-DR-A-2154; 05-DR-A-2155 and 06-DR-A-2156 Rev A4, (1615-ST-Q1-ZZ-DR-A-)3051-3052; 3151-3152; 4051 and 4151 Rev A4.

Proposed Drawings: (1615-ST-Q1-ZZ-DR-A-)1201; 2231 and 2236 Rev A4 and 4251 and 5151-5154 Rev A6, (1615-ST-Q1-)01-DR-A-2251; 03-DR-A-2253; 04-DR-A-2254; 05-DR-



A-2255 and Rev A4 and 02-DR-A-2252 and 06-DR-A-2256 Rev A6, (1615-ST-00-03-DR-A-)5101 and 5105 Rev 4, 1615-ST-00-ZZ-DR-A-5125 Rev A4 and (1615-ST-Q1-XX-DR-A-)9010-9012 Rev A6.

Supporting Documents: Daylight and Sunlight Report Rev B (59474/16/SJP/BSC/ev) dated 27/07/2017, Runoff Calculation Rev 2 dated 24/07/2017, Advice Note on contents of a Surface Water Drainage Statement, Advice Note on contents of a Surface Water Drainage Statement, Biodiversity Assessment and Walkover Survey dated 12/07/2017, Building Fabric Survey dated 29/06/2017, Construction Management Plan (draft) Rev 1, Plant Noise Assessment Rev A (ref: 17135/002/sl) dated 05/07/2017, Transport Assessment dated July 2017, Air Quality Assessment dated July 2017, Energy and Sustainability Strategy Issue 01 dated 07/07/2017, BREEAM Feasibility Study Issue 03 dated 06/07/2017, Geo-Environmental and Geotechnical Preliminary Risk Assessment dated June 2017, Heritage Appraisal dated July 2017, Planning Statement dated 06/07/2017, Design and Access Statement Rev A6 dated 30/08/2017, Air Quality Response Note dated August 2017, Security & Crime Impact Assessment dated 13/07/2017, Ecology partnership letter dated 12/07/2017, Historical England letter (archaeological priority area) dated 15/06/2017, Consultation statement and CS06051701_Total Drain Care Foul Drainage Plan.

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

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Drawings: (1615-ST-Q1-01-SU-A-)0201-0206 Rev A4, (1615-ST-Q1-ZZ-DR-A-)1151 and 1152 Rev A4, (1615-ST-Q1-ZZ-DR-A-)2031; 2047 and 2071 Rev A4, (1615-ST-Q1-)01-DR-A-2051; 02-DR-A-2052; 03-DR-A-2053; 04-DR-A-2054; 05-DR-A-2055; 06-DR-A-2056; 01-DR-A-2151; 02-DR-A-2152; 03-DR-A-2153; 04-DR-A-2154; 05-DR-A-2155 and 06-DR-A-2156 Rev A4, (1615-ST-Q1-ZZ-DR-A-)3051-3052; 3151-3152; 4051 and 4151 Rev A4.

Proposed Drawings: (1615-ST-Q1-ZZ-DR-A-)1201; 2231 and 2236 Rev A4 and 4251 and 5151-5154 Rev A6, (1615-ST-Q1-)01-DR-A-2251; 03-DR-A-2253; 04-DR-A-2254; 05-DR-A-2255 and Rev A4 and 02-DR-A-2252 and 06-DR-A-2256 Rev A6, (1615-ST-00-03-DR-A-)5101 and 5105 Rev 4, 1615-ST-00-ZZ-DR-A-5125 Rev A4 and (1615-ST-Q1-XX-DR-A-)9010-9012 Rev A6.

Supporting Documents: Daylight and Sunlight Report Rev B (59474/16/SJP/BSC/ev) dated 27/07/2017, Runoff Calculation Rev 2 dated 24/07/2017, Advice Note on contents of a Surface Water Drainage Statement,

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Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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) Plan, elevation and section drawings at a scale of 1:10 of new gates to the front pavement vaults at basement level.
 - b) Plan, elevation and section drawings at a scale of 1:10, including jambs, head and cill, of all new window and door openings.
 - c) Details, including manufacturer's specification and sample, of all new external facing materials.
 - d) Typical details of new curtain wall glazing at a scale of 1:10 with typical glazing bar details at 1:1.
 - e) Details of the proposed internal void at first and second floor levels, including elevation and section drawings at a scale of 1:10.
 - f) Typical details of secondary glazing, including plan, elevation and section drawings at a scale of 1:10.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Notwithstanding the approved drawings and supporting information, details of proposed internal wall insulation shall be submitted to and approved in writing by the local planning authority. These details shall include 1:10 plan and section drawings showing typical window details to cover each type of window design present within the building and shall demonstrate how any historically significant cill moulding details will be preserved as part of the work.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

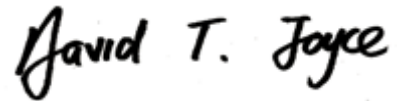
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning