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|---|--|---------------------------------|----------|
| Address: | Italian Hospital 40 - 41 Queen Square London WC1N 3AJ | | 3 |
| Application Number: | 2017/3933/P | Officer: Jonathan McClue | |
| Ward: | Holborn & Covent Garden | | |
| Date Received: | 10/07/2017 | | |
| <p>Proposal: Change of use to the existing building associated with the Great Ormond Street Hospital (GOSH), currently used as a staff nursery (D1), chapel (D1), offices (B1a) and parents' (of patients) accommodation (sui generis), for use as an outpatient hospital (D1) with a resulting floor area of 3,810 sq.m. External alterations to the building including basement infill to courtyard, partial infill at ground floor level, infill extensions at first and second floor levels, two roof level plant enclosures and new lift overrun and associated internal alterations to the listed building to convert it into a clinical use. Plant equipment, creation of terraces, installation of PV panels and associated works.</p> | | | |
| <p>Background Papers, Supporting Documents and Drawing Numbers:</p> <p>Existing Drawings: (1615-ST-Q1-01-SU-A-)0201-0206 Rev A4, (1615-ST-Q1-ZZ-DR-A-)1151; 1152 and 1201 Rev A4, (1615-ST-Q1-ZZ-DR-A-)2031; 2036 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.</p> <p>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; 5105 and 5124-5125 Rev A4 and (1615-ST-Q1-XX-DR-A-)9010-9012 Rev A4.</p> <p>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), 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 A4 dated 10/07/2017, Air Quality Response Note dated August 2017 and Security & Crime Impact Assessment dated 13/07/2017.</p> | | | |
| <p>RECOMMENDATION SUMMARY: Grant Conditional Planning Permission Subject to Section 106 Legal Agreement</p> | | | |
| Related Application Date of Application: | 10/07/2017 | | |

| | | |
|---|--|----------|
| Application Number: | 2017/3938/L | 4 |
| <p>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.</p> | | |
| <p>Background Papers, Supporting Documents and Drawing Numbers:</p> <p>Existing Drawings: (1615-ST-Q1-01-SU-A-)0201-0206 Rev A4, (1615-ST-Q1-ZZ-DR-A-)1151; 1152 and 1201 Rev A4, (1615-ST-Q1-ZZ-DR-A-)2031; 2036 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.</p> <p>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; 5105 and 5124-5125 Rev A4 and (1615-ST-Q1-XX-DR-A-)9010-9012 Rev A4.</p> <p>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), 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 A4 dated 10/07/2017, Air Quality Response Note dated August 2017 and Security & Crime Impact Assessment dated 13/07/2017.</p> | | |
| <p>RECOMMENDATION SUMMARY: Grant Conditional Listed Building Consent</p> | | |
| Applicant: | Agent: | |
| Great Ormond Street Hospital Charity C/O Agent | Sonnemann Toon Architects LLP Quality House 6-9 Quality Court Chancery Lane London WC2A 1HP | |

ANALYSIS INFORMATION

| Land Use Details: | | | |
|-------------------|--|-----------------|-----------------------|
| | Use Class | Use Description | Floorspace (GIA) |
| Existing | <i>D1 Non-Residential Institution</i> | <i>Chapel</i> | 46.1m ² |
| | | <i>Nursery</i> | 324.9m ² |
| | <i>B1 Business (Office)</i> | | 483.0m ² |
| | <i>Sui Generis (Parent's accommodation)</i> | | 786.4m ² |
| | <i>Plant</i> | | 242.1m ² |
| | TOTAL | | 3,093.7m ² |
| Proposed | <i>D1 Non-Residential Institution (healthcare)</i> | | 3,432.2m ² |
| | TOTAL | | 3,432.2m ² |

| Parking Details: | | |
|------------------|--------------------------|---------------------------|
| | Parking Spaces (General) | Parking Spaces (Disabled) |
| Existing | 0 | 0 |
| Proposed | 0 | 0 |

OFFICERS' REPORT

Reason for Referral to Committee: Major development involving the conversion of more than 1000m² of non-residential floorspace [clause 3(i)].

1 SITE

- 1.1 The application site is located on the south-eastern corner of Queen Square at the junction with Boswell Street, close to the western end of Great Ormond Street. The host building, which is a grade II listed former Italian Hospital, fronts Queen Square, extends along Boswell Street and is bounded by Gage Street (a narrow alleyway) to the rear. Adjacent to the east is the grade II listed Mary Ward Centre. Numerous buildings of institutional, medical and hospital use are located in close proximity with the main Great Ormond Street Hospital (GOSH) campus located nearby. The building is located within the Bloomsbury Conservation Area within Sub Area 11: Queen Square/Red Lion Square of Bloomsbury.
- 1.2 The Italian Hospital building was listed as a grade II structure in 1992. Its hospital use began in 1884 when The Ospedale (from the Latin, 'Hospitalis') Italiano was founded by Giovanni Battista (John) Ortelli who donated two Georgian houses in Queen Square to provide medical assistance to the area known as 'Little Italy'. It was founded due to the donor being aware of language difficulties faced by his compatriots in London hospitals. While preference was given to Italians, the Hospital treated any needy person with almost half its patients being British. It became a respected medical facility and attracted highly qualified staff. Funding was raised from subscribers in Britain and Italy. The building was in hospital use until the late 1980s, when GOSH charities acquired the building and have since used it for a number of different layouts and functions, none of which have been in a clinical capacity. It currently accommodates a number of different uses including a nursery (for children of GOSH staff), offices (working for GOSH charities), a chapel and temporary parent accommodation for parents whose children are inpatients at GOSH. While these uses support the main GOSH, they are considered to be standalone uses in their own right rather than being ancillary.
- 1.3 The host building has a basement and four storeys above ground, plus an area of plant and an area of storage on/within the roof. The building is read externally as three elements, which are connected internally on all levels:
 - The main frontage building facing Queen Square to the north, connecting to the Mary Ward Centre to the west and returning at the top of Boswell Street to meet the dome and the cupola
 - The central building facing Boswell Street, with regular window patterns and the fire escape staircase
 - The former pub towards the southern end of Boswell Street, which returns along Gage Street. This portion of the building has split-levels and a mezzanine compared with the rest of the building

- 1.4 The adjacent buildings include the Mary Ward Centre at 42-43 Queen Square, which accommodates an adult education centre. To the rear the October Gallery at 24 Old Gloucester Street accommodates a gallery, theatre and café. Other surrounding buildings include Barclay House 37 Queen Square (UCL building) and a retail parade with residential flats above at 1-25 Devonshire Court, Boswell Street.
- 1.5 Queens Square, to the north of the site, was first planned by Nicholas Barbon in the 1680s on fields to the north and west of Gray's Inn and was completed by 1729. The square has been subjected to significant interventions during the 19th Century including several large-scale institutional (hospital/education) buildings. It is protected from development under the 1931 London Square Preservation Act and contains a number of grade II listed terrace houses and institutional buildings, and the grade II* listed Church of St George the Martyr in the south western corner.

2 THE PROPOSAL

- 2.1 Planning permission and listed building consent are sought for the change of use of the building, which is currently occupied by uses associated with the GOSH Charity (D1, B1, Sui Generis), into an outpatient facility for GOSH (D1). The existing uses include a nursery (D1), offices (B1a), a small chapel (D1) and parent's (of inpatients at GOSH) accommodation (Sui Generis). A number of internal and external changes to the building to convert it into a clinical use are proposed, including:
- repair, refurbishment and restoration of the building
 - secondary glazing and repair/refurbishment of windows
 - two new lifts and upgrading of existing lift
 - roof level alterations, including using attic space for plant, relocation of water tank room and erection of two plant enclosures
 - infill extension to existing lightwell at basement level
 - partial infill extension at ground floor roof level within the courtyard
 - infill extension on western side (area adjacent to Mary Ward Building) at first and second floor levels, including retained void to reveal original rear elevation and the infilling of the balconies at second and third floor level
 - creation of a landscaped courtyard/green roof at first floor level
 - new external door to Gage Street
 - new signage to Queen Square elevation
 - cladding to courtyard to be renewed and relocation of balustrade away from Boswell Street perimeter
 - installation of PV panels
 - new roof covering
- 2.2 The proposed development includes the conversion of the former Italian Hospital into a dedicated, self-contained ophthalmology and audiology outpatients' facility. This service is currently provided on the main GOSH site but not within purpose built accommodation. The existing uses within the

application site are proposed to be provided within the GOSH campus in existing and newly acquired buildings. Resulting floor area of the proposed use is 3,810m², which is an uplift of 350.8m² (both GEA) over the existing building.

- 2.3 The proposal represents an exciting opportunity for GOSH to develop an outstanding clinical environment for outpatient care in an attractive historic building, conveniently located near their main hospital site. The proposed works form part of the ongoing phased development by GOSH to enable it to remain in its current location and to provide a world-class paediatric facility.

Revisions

- 2.4 Following negotiations with officers, the proposal was amended on 21/08/2017 to retain the existing mansard roof (rather than raising it), omit the works to the Gage Street gable and the setting in of the plant enclosure and details of internal wall insulation to meet sustainability requirements.

3 RELEVANT HISTORY

Application site

- 3.1 A number of historic permissions exist, with the majority being approved before the building became statutorily listed. The majority of the relevant permissions are listed below.
- 3.2 **8030/11/07/62:** Planning permission was granted on 15/08/1962 for the construction of two waiting rooms on existing first floor balconies on the Boswell Street frontage.
- 3.3 **CTP/N14/10/A/3968:** Planning permission was granted on 27/07/1967 for the formation of a new waiting room on the 2nd floor fronting Boswell Street, and two new sun-terraces on the first floor at the rear.
- 3.4 **N14/10/A/30103(R):** Planning permission was granted on 22/05/1980 for the construction of a body scanning suite, an extension to the physiotherapy room in the rear lightwells at ground floor level, the extension of the theatre suite at second floor level and the erection of a new mansard area at third floor level to provide living accommodation for staff.
- 3.5 **N14/10/A/30882(R):** Planning permission was granted on 29/09/1980 for the erection of an additional single ward and staff accommodation on the third floor and the extension of the new lift to serve basement, ground and first floors.
- 3.6 **N14/10/A/31283(R):** Planning permission was granted on 05/12/1980 for the erection of a dormer extension and conversion of the roof space to form a flat for staff accommodation.
- 3.7 **HB/9160033:** Planning permission and conservation area consent were granted on 22/10/1991 for the demolition of four storey extensions, two storey infill buildings and part of mansard roof.

- 3.8 **HB/9270021:** Planning permission and listed building consent were granted on 19/05/1992 for partial demolition involving rear extensions and infill to the front entrance steps and part of the mansard roof; internal alterations; the formation of a ground floor play area, front entrance ramp and infill structures.
- 3.9 **PL/9100288/R1:** Planning permission was granted on 22/10/1991 for the refurbishment of the building, including the demolition of a link building and its replacement by a staircase, and the provision of an access ramp.
- 3.10 **2008/5444/P and 2008/5516/L:** Planning permission and listed building consent were granted on 04/02/2009 for the installation of steel safety railings on top of existing railings surrounding the balconies on the rear elevation at fourth and fifth floor level.

Main GOSH campus

- 3.11 The main GOSH campus has been the subject of ongoing phased development to remain in its current location and to provide a world-class paediatric facility and consolidate clinical and research facilities on the campus, whilst increasing the level of ambulatory care. The main GOSH site has had a number of planning permissions. Some of the more recent applications are listed below.
- 3.12 **PSX0004609R3:** Planning permission was granted for the erection of a new building comprising sub-basement, basement and five upper floors plus plant (Class C2) on the site of the Charles West building for clinical use by Great Ormond Street Hospital. Granted on 01/02/2001
- 3.13 **CSX0004069:** Conservation Area Consent granted for the demolition of Charles West Building fronting Lamb's Conduit Street and two bays of Great Ormond Street building on Great Ormond Street. Granted on 01/02/2001
- 3.14 **2007/4116/P:** Demolition of nurses' home annex, Barrie Wing and Southwood A wing and redevelopment of demolished areas for new hospital clinical building and the partial demolition (top four storeys) and refurbishment of the cardiac wing and construction of an associated 7-storey extension. Granted on 27/11/2007
- 3.15 **2014/6068/P:** Planning permission was granted on 10/06/2015 for the erection of a new hospital research building (to become the Zayed Centre for Research into Rare Disease in Children) of three to seven storeys above a two storey basement. The centre is a partnership GOSH for Children NHS Foundation Trust and University College London (UCL).
- 3.16 **2017/3377/P:** Erection of a three storey building within the Southwood Courtyard of GOSH to provide physiotherapy and rehabilitation facilities and an iMRI suite and operating theatre. Resolution to grant subject to S106 following Planning Committee on 10/08/2017.

4 **CONSULTATION SUMMARY**

Statutory Consultees

- 4.1 HE Greater London Archaeological Advisory Service (GLAAS) on 21/07/2017 considered the proposals with reference to information held in the Greater London Historic Environment Record and concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although within an archaeological priority area, the proposed works are too small in scale to result in a significant archaeological impact at this location. No further assessment or conditions are therefore necessary.
- 4.2 Historic England (HE) on 28/07/2017 - considered the application and did not wish to offer any comments on this occasion. They recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice. A draft letter of authorisation to the National Planning Casework Unit was sent.

Conservation Area Advisory Committee

- 4.3 The Bloomsbury CAAC were consulted on 10/07/2017 and response has been received.

Adjoining Occupiers

| | |
|---|---|
| <i>Number of letters sent</i> | 0 |
| <i>Total number of responses received</i> | 1 |
| <i>Number in support</i> | 0 |
| <i>Number of objections</i> | 1 |

- 4.4 A site notice was displayed for both the planning and listed building consent applications from 02/07/2017. Local press releases for the schemes were made on 03/07/2017.
- 4.5 An objection was received from the Chair of the Rugby & Harpur Residents Association on 09/08/2017:

'The key issue for the local community with this application is how the project is managed, with special reference to vehicles servicing the site.

It is therefore disappointing to find that key data in the CMP has been copied and pasted unedited from another application, the application by GOSH for an Imaging Centre accessed from Powis Place. The CMP for the Italian Hospital, under 'Traffic Routing' says:

"As indicated on afore, the main delivery route will be via the A501, coming from the east or west. All site traffic will approach the site from the east or west via A501 and then turn into A5200 Grays Inn Road and progress southwards to the crossroads turning right into B502 Guilford Street and left into Lamb's Conduit Street and then right into Great Ormond Street accessing Powis Place where they will be marshalled to the site. When vehicles leave

the site they will turn right into Great Ormond Street then left into 1 way Boswell Street leading to the A401 Theobalds Road and then rejoining the A5200 Grays Inn Road and A051 east or west. By using this route we avoid local schools and some residential areas utilising the main arterial roads in the site vicinity”

The route map is also wrong, with Powis Place shown as the destination for all vehicles. Whilst we understand that this is a draft CMP it is disconcerting to see that what GOSH knows to be a major concern for local people should be treated so cursorily in their application.

The CMP mentions other GOSH construction activities in the area, and says they will have no impact as they will be complete before the start of the Italian Hospital development. There is, very surprisingly, no mention of the Imaging Centre development for which an application has recently been made by GOSH (2017/3377/P: Erection of a three storey building within the Southwood Courtyard of the Great Ormond St hospital). The timings of the two developments are likely if not to coincide exactly, at least to overlap significantly. Both applications are being made by GOSH, and Kier is the contractor for both. It therefore seems disingenuous for this application to make no mention of the other one since the servicing of both sites simultaneously must make a very considerable difference to the total volume of traffic involved.

To the extent that application does address the issue of traffic to and from the site, the CMP says (Site Traffic 4b p31):

“Where practicable, vehicle movements will be organised so that they avoid peak times 0800-0930hrs and 1640-1800hrs Monday to Friday. However, generally delivery times will be the same as site working hours.”

It's not clear whether this applies to the Italian Hospital site or whether it's a further cut-and-past from the IMRI application. Whichever, the restrictions on delivery times are weak to the point of being pointless. Traffic in Great Ormond Street is an everyday problem now, with very frequent blockages causing very high levels of pollution for local people, and positive, meaningful steps need to be taken if site traffic to the Italian Hospital is not to make the situation far worse. It is not likely that the Italian Hospital project can be serviced in any other way except via Great Ormond St, unlike the IMRI Centre (though could not in via Old Gloucester St and out via Boswell St be considered?). It is therefore of key importance that site traffic should be kept away from peak times. But it is inadequate to define peak times in the way they are defined in the application. A much more sensitive and detailed timetable needs to be worked out, and this can be done only with a comprehensive analysis of existing traffic flows. Only this would enable a realistic picture of peak and non-peak to be drawn up.

We believe, therefore, that granting this application should be conditional on a detailed traffic flow analysis to identify what quiet times there are in Gt

Ormond St and Lamb's Conduit St, and on a statement by the applicants of the methods they will use to ensure site traffic adheres to agreed time slots.'

Officer comment:

The applicant acknowledged and apologised for the drafting errors within the submitted document and stated that they will address all the above within the CMP document secured via the Section 106 legal agreement.

5 POLICIES

- 5.1 Set out below are the Local Plan policies that the proposals have primarily been assessed against. It should be noted that recommendations are based on the assessment of the proposals against the Local Plan together with other material considerations. In making any recommendations as part of the planning process, account will have been taken of all relevant statutory duties including section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 **National Planning Policy Framework 2012**

On 27th March 2012, the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations, which should be taken into account in determining planning applications.

5.3 **The London Plan 2016**

5.4 **Mayor's Supplementary Planning Guidance**

5.5 **Camden Local Plan 2017**

G1 (Delivery and location of growth)

H2 (Maximising the supply of self-contained housing from mixed-use schemes)

C1 (Health and wellbeing)

C2 (Community facilities, culture and leisure)

C5 (Safety and security)

C6 (Access for all)

E1 (Economic development)

E2 (Employment premises and sites)

A1 (Managing the impact of development)

A2 (Open space)

A3 (Biodiversity)

A4 (Noise and vibration)

A5 (Basements)

D1 (Design)

D2 (Heritage)

D3 (Shopfronts)

D4 (Advertisements)

CC1 (Climate change mitigation)

CC2 (Adapting to climate change)
 CC3 (Water and flooding)
 CC4 (Air quality)
 CC5 (Waste)
 T1 (Prioritising walking, cycling and public transport)
 T2 (Parking and car-free development)
 T3 (Transport infrastructure)
 T4 (Promoting the sustainable movement of goods and materials)
 DM1 (Delivery and monitoring)

5.6 Supplementary Planning Policies

Camden Planning Guidance (CPG)

- CPG1 Design 2015
- CPG3 Sustainability 2015
- CPG4 Basements and Lightwells 2015
- CPG6 Amenity 2011
- CPG7 Transport 2011
- CPG8 Planning obligations 2015

5.7 Other documents

Bloomsbury Conservation Area Appraisal and Management Strategy April 2011

ASSESSMENT

The principal considerations material to the determination of this application are considered in the following sections of this report:

| | |
|-----------|--|
| 6 | Background |
| 7 | Land Use |
| 8 | Design, Conservation and Heritage |
| 9 | Neighbouring Amenity |
| 10 | Transport and Access |
| 11 | Sustainable Design and Construction |
| 12 | Trees and Landscaping |
| 13 | Contaminated Land |
| 14 | Archaeology |
| 15 | Other Matters |

| | |
|-----------|--|
| | |
| 16 | Local Employment and Procurement |
| 17 | Community Infrastructure Levy (CIL) |
| 18 | Section 106 Obligations |
| 19 | Conclusion |
| 20 | Legal Comments |

6. Background

History of GOSH

- 6.1 GOSH opened in 1852 on the corner of Powis Place. It was the first hospital in the English-speaking world dedicated to the care of children. The hospital grew rapidly in 1878 due to a major development providing 100 state of the art beds including an isolation ward. The next major development was the Southwood Building in the 1930s. It replaced traditional long wards with smaller units, considered more nurturing for children.
- 6.2 In 1946 the Institute of Child Health at University College for London (UCL) was established on the site, formalising the partnership between academia and hospital. Further developments came in 1947 with the opening of the Heart Lung Unit, and in 1962 when the first paediatric heart-and-lung bypass machine was used in the hospital. In 1994 the Variety Club Building opened.
- 6.3 Since its inception more than 160 years ago, GOSH has been at the forefront of specialist paediatric care and research. The hospital is an international centre of excellence for the care and treatment of children and young people, many of whom have nowhere else to go to receive the highly specialised care they need. Referrals to the specialised services come from almost all hospitals in the UK and there are an increasing number of patients from overseas.

Current sight and sound facilities

- 6.4 The outpatient facilities for sight and sound services, which are the proposed services to be provided as part of the development, are currently located within the Frontage Building (Great Ormond Street) on the GOSH campus. These facilities are in need of relocation, irrespective of this proposal, due to the planned demolition of this building and construction as part of Part 4 of the Masterplan (see paras 7.5-7.9 below).

Masterplan

- 6.5 A Development Control Plan (DCP) for GOSH commenced in 1985, when the vision to significantly improve the site resulted in the Variety Club Building being opened in 1994, and the Camelia Botnar Labs in 1995. In 1999 and 2005, the DCP was reviewed and updated. The review cycles were informed

by the completion of Phase 1 (in 2004) and commencement of works for Phase 2 in 2007.

- 6.6 Phase 1 provided Weston House – a patient and family hotel on Great Ormond Street, as well as new facilities on the main hospital site and neighbouring Royal London Hospital for Integrated Medicine. Phase 2 commenced in 2007 with the construction of the Mittal Children’s Medical Centre. The first part (Phase 2A) was the Morgan Stanley Clinical Building, which opened in 2012. Following this was Phase 2B for the Premier Inn Clinical Building, which is anticipated to open late 2017. Phase 3 of the redevelopment programme will see the creation of the Zayed Centre for Research into Rare Disease in Children, which is due for completion in 2018. Figure 1 (below), shows the locations of phases 1, 2 and 3.

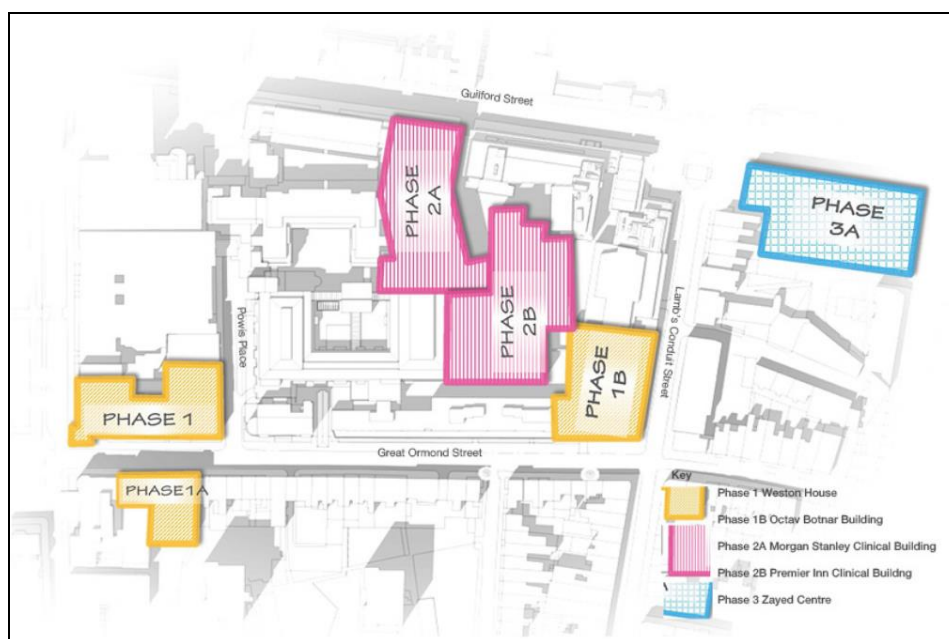


Figure 1 (above): Site plan of phases 1-3

- 6.7 In 2015, a Masterplan was prepared following an evaluation of the vision for the future of GOSH to bring the DCP up to date in terms of current clinical needs and growth expectations. The Masterplan was drawn up following an extensive and progressive process of consultation between GOSH, the design team (at the time) and officers at the London Borough of Camden. The Masterplan, which is not an official or binding document in planning terms, was adopted by the Trust Board in February 2016. Whilst the intention of the Masterplan is not to define the exact nature of future development, it provides an overarching vision and credible framework for future growth. The Masterplan sets out a framework to complete the redevelopment programme in two further phases over the course of 15 years up to 2030 to meet rising demand and deliver increasingly complex care. These two further phases are Phase 4 and Phase 5. Phase 4 will see the development of the southern part of the site referred to as the Frontage Building. Phase 5 (comprising of two parts) is intended to replace the Southwood Building and Main Nurses Home buildings to the north.

- 6.8 Phase 4 of the Masterplan involves the demolition and redevelopment of the Frontage Building and potentially the Paul O’Gorman Building (shown as the corner building on Figure 4 (below)), to create a new south block. Once complete, Phase 4 could potentially allow the Trust to move the existing clinical spaces in the Southwood Building and the Nurses Home Building in preparation to commence Phase 5. The exact use of the space will be subject to a comprehensive briefing process, informed by ongoing clinical demand and stakeholder consultation. GOSH anticipate that the project will incorporate clinical consulting rooms; inpatient accommodation/bed space; teaching and education spaces; an Intraoperative Magnetic Resonance Imaging (iMRI) Suite with a 3 Tesla (3T) MRI and improved facilities management space. The Phase 4 project will be subject to a separate planning application, which is yet to be submitted. Demolition is anticipated to commence 2019/2020, construction from 2020 and fit-out and opening in 2023.

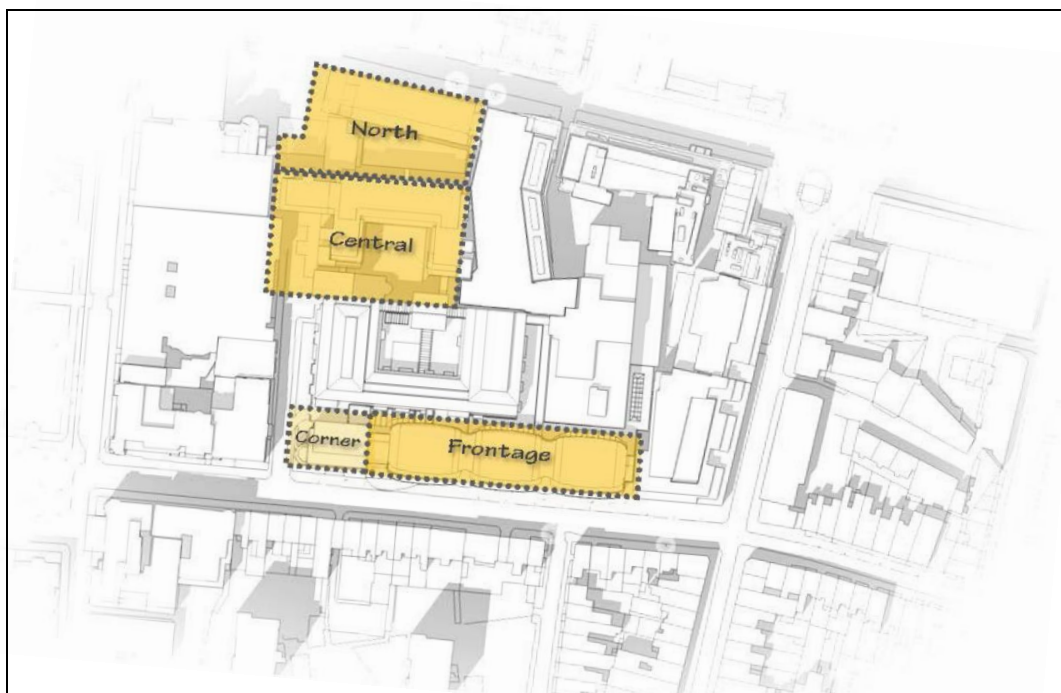


Figure 2 (above): Site plan showing phases 4 and 5. Phase 4 is expected to include the Frontage and Corner Buildings and the Southwood and Nurses Building are phases 5A (central) and 5(B) north.

- 6.9 As stated in para 6.4 (above), GOSH’s existing outpatient facilities for sight and sound services are located within the Frontage Building. All of the existing occupants within this building will have to be moved out in order to facilitate Phase 4 construction between 2019 and 2023. According to the Design and Access Statement, GOSH commissioned the scheme’s architects (Sonnemann Toon Architects) in early 2015 to undertake a feasibility study to consider options for redeveloping the Italian Hospital and returning it to clinical use. The opportunity arose due to GOSH Charities offering the building to GOSH. The architects explored various options but considered the most viable to be an outpatient facility as it would require simpler engineering solutions suitable for lower dependency care.

Justification for proposed development

- 6.10 The requirement to enable Phase 4 redevelopment (i.e. having to relocate the existing facilities) and the feasibility of using the Italian Hospital for outpatient facilities presents GOSH with an opportunity to create a bespoke environment for a designated group of patients and their families. The proposal to create a 'sight and sound' hospital in the Italian Hospital would:
- Facilitate the collocation of services that work together and increase collaboration between teams
 - Allow GOSH to create a world-class facility specifically tailored for children with visual and auditory impairment
 - Allow GOSH to develop new models of care and alternative patient flows for specific high volume services
 - Enhance the patient and family experience for users of the facilities
 - Create additional capacity that will enable these services to grow to meet future demand
 - Avoid the requirement to 'double decant' departments that require costly engineering and specialist room provision
- 6.11 The proposal would include the complete refurbishment of the Italian Hospital together with the introduction of new digital technology for patient check-in and waiting. It is proposed to result in a very high quality clinical environment and dramatically improved patient experience. The Italian Hospital has a relatively small footprint and would be easier for patients and families to navigate. Equipment, fittings, décor and art commissions would be selected specifically to support children and families with visual and auditory impairment to reduce the stress and discomfort of hospital attendances. In addition to ophthalmology and audiology, complimentary services that are a good strategic fit for this facility could include:
- Ear, Nose and Throat (ENT)
 - Cleft Lip and Palate
 - Speech and Language Therapy (SLT)
- 6.12 The benefit of collocating these services is that their space and room requirements are relatively straightforward and clinics can run mostly in standardised rooms. This provides future flexibility and the opportunity to maximise the use of any generic clinic rooms that it is possible to include in the building. The dependence of all of the proposed services upon additional facilities such as phlebotomy and radiology is low. This would reduce the need for families to visit other GOSH buildings during their visit, which would be a particular benefit during Phase 4 construction when the entrance to the main site is going to be temporarily relocated.
- 6.13 The proposed facility would be a significant improvement over the existing facilities in terms of the space created and the technology used. The existing sight and sound facilities within the main GOSH are not purpose built and form part of the wider clinical environment. The proposal would include:

- Increased number of ophthalmology consulting rooms fitted with the latest eye testing equipment
- Enlarged imaging suite with the latest technology
- Increased number of audiology booths with up to date specification and integrated technology
- Increased number of EDT labs
- The existing audiology vestibular lab chair (which is over ten years old and remains the only one of its type in the world) would be replaced

6.14 GOSH state their ambition for the proposal is to create the most advanced, high class facility for children with visual and auditory impairment in the world.

7. Land Use

Loss/relocation of existing uses

7.1 The existing facilities within the Italian Hospital were created in the early 1990s after the GOSH Charity obtained the building. Since this period the former hospital has not been in clinical use. The building currently contains offices (B1a), a nursery (D1) for GOSH staff, parent's (of patients) accommodation (sui generis) and a small chapel (D1). The uses within the building are considered to be independent planning units rather than ancillary uses to the main GOSH campus. Justification for their loss/relocation is therefore required before the proposed outpatient use can be considered. The nature and implications for each use is assessed in the following paragraphs. Figure 3 (below) shows the floor areas for the existing facilities.

| Figure 3: Floor area of existing uses (GIA) | |
|--|-----------------------------|
| Use | Area |
| Chapel | 46.1m ² |
| Circulation space | 1,211.2m ² |
| Nursery | 324.9m ² |
| Office | 483.0m ² |
| Parent's accommodation | 786.4m ² |
| Plant | 242.1m ² |
| TOTAL | 3,093.7m² |

Office space

7.2 The offices are currently occupied by psychosocial staff (approximately 90 workers) at GOSH. The service helps children and their families cope with their conditions and to prevent associated psychological difficulties. The existing offices accommodate 57 clinical psychologists, up to 26 social workers and 4 administrators. There is also a small office for Volunteer Services within the building (5 desks and around 3 staff members at any time). The applicant considers this office space to be ancillary to the function and operation of the main GOSH site. While officers do not dispute that the space is explicitly linked to GOSH, the existing office space is its own independent planning unit and the appropriateness of the conversion of the space to a clinical use must be assessed in line with policy.

- 7.3 Policy E2 of the Local Plan seeks to protect premises that are suitable for continued business use, and that development of it into non-business use will be resisted unless the site is no longer suitable for its existing use; and that the possibility of retaining, reusing or redeveloping the site for similar/alternative business uses has been explored.
- 7.4 Given the sensitive nature of the other uses within the building, which are firmly associated with GOSH, the existing office space is not considered to be appropriate for an outside use. The office space is not self-contained and it cannot be separately accessed. Whilst physically possible GOSH would not consider subletting the offices to an independent commercial operator nor is it likely that an outside organisation would be likely want to rent the space. Therefore, it is not considered suitable for an alternative business use (other than for GOSH).
- 7.5 The psychosocial staff that would be displaced from the application site would be relocated within the main GOSH campus, in the Southwood building on Level 4. Approximately 387m² would be provided (a reduction of 96m² over existing) and the service would be merged with two other departments (Child and adolescent mental health services (CAMHS) and Neuro) to create a more efficient collaborative working environment. While the quantum of floorspace is being reduced, GOSH is seeking to apply an agile working ratio to all newly provided offices to reduce and rationalise the amount of floorspace needed for its offices and to create improved working environments. Therefore, the proposed spaced would still be able to facilitate the existing service and level of staff numbers.
- 7.6 The Council's Economic Development Team has been consulted on the proposal. They accept that there is no realistic prospect that a commercial use unaffiliated with GOSH could make use of the employment floorspace whilst the building is owned by the GOSH charity. In addition, policy E1 of the Local Plan recognises the importance of other employment generating uses, including healthcare. The proposed scheme would still retain an employment use, with a relatively small difference in the current number of employees on-site. In addition, the existing office space within the Italian Hospital would be re-provided within the Southwood Building, mitigating the loss of the office use.
- 7.7 Further to the above, the proposal would return the whole building to its original clinical use. If the space were to be retained in office use, this would prevent the delivery of the new sight and sound facility and the associated benefits of the development. On balance, the proposed conversion of the offices into clinical use is considered to be acceptable, subject to a planning condition requiring details to confirm the relocation of existing services within the GOSH site.

Nursery

- 7.8 The existing nursery is available for NHS staff working at GOSH and GOSH Charity staff only. Whilst a separate planning unit, on the basis it can physically be operated in isolation to GOSH, currently it is not a service that

can be used by members outside of the organisation. It is currently a facility to support the organisation, rather than the wider community or local residents/workers generally. The nursery provides approximately 70 child places.

- 7.9 Policy C2 of the Local Plan expects existing community facilities to be retained. The Council will only allow their removal if a replacement facility of a similar nature is provided, that meets the needs of the current/intended users, or if the existing premises are no longer required or viable. The existing nursery is considered to provide beneficial facilities to the workers of GOSH and GOSH Charity, thereby benefitting local residents and workers who form part of that organisation. Para 4.35 of policy C2 states that the Council will encourage non-residential developments to include provision for child care facilities. In addition, the facility is considered to be of benefit to other nurseries in the local area. Any loss or relocation of the existing nursery would be likely to have a knock on effect on other facilities, which are already very busy, as GOSH staff may have to use them. Therefore, a replacement facility would need to be provided to ensure the proposal complies with policy C2. The supporting document states that a building has been secured in the locality that would provide the same number of spaces.
- 7.10 In order to comply with the provisions of Policy C2, GOSH has secured a building within close proximity of the hospital for the relocation of the nursery and will take the opportunity to enhance the facilities provided. The new building being provided is at 8 and 9 Long Yard, which is within a few minutes' walk of anywhere within the GOSH campus and 5 minutes of the Italian Hospital. Around 820m² of new floorspace would be provided and the nursery would provide the same number of spaces. It is intended that the nursery will remain under the GOSH management.
- 7.11 Based on the above, a replacement facility is being provided of a similar nature, in accordance with policy C2. Full details of the proposed facility and its acceptability and feasibility would be secured as part of a planning condition, in the event the application is approved.

Parent accommodation

- 7.12 GOSH has a policy that is committed to offering accommodation to every parent with a child in high dependency or intensive care. This is currently provided through the application site, a number of other buildings in the applicant's ownership and through local hotels. The accommodation within the Italian Hospital includes 34 units that are used by parents/carers of children undergoing treatment at GOSH. They are often for emergency use and parents are not expected to pay for the rooms (although a donation is suggested). The units are akin to low-cost hotel rooms in terms of their quality. The existing use is considered to be bespoke and is classified as sui generis. It provides a very specialist and unique facility for GOSH and is considered to provide a considerable public benefit.
- 7.13 The supporting documents submitted with the application advise that of the 34 units lost, 15 would be provided at 7 and 8 Sandwich Street. Planning

permission and listed building consent has been approved under 2015/6620/P and 2017/0022/L to refurbish these Georgian properties. The facility will open in October 2017 with their intention being to make up some of the shortfall caused by the change of use to the Italian Hospital. Other solutions are being investigated to address the remainder of the shortfall (i.e. 19 spaces). GOSH's intention is for 21 parent accommodation rooms to be provided on Tybalds Estate (located off Great Ormond Street) by purchasing two residential blocks of accommodation. Construction of this part of Tybalds Estate was originally scheduled for completion in November 2018; however, the scheme is currently under review and the timescale for completion is unknown. Therefore, the Trust and GOSH Children's Charity are reviewing a number of options for re-providing the shortfall of 19 rooms on a long-term basis. These options include acquiring freehold properties within close proximity to GOSH and the refurbishment of existing buildings owned by the Charity on the southern side of Great Ormond Street.

- 7.14 The Trust currently has an account with the Imperial Hotel Group and books rooms for patients and parents at the Royal National Hotel on Bedford Way (1,600 rooms). In the event that GOSH has not addressed the shortfall by the time the Italian Hospital redevelopment commences, they plan to utilise this account and book rooms for parents, which is within a short distance from GOSH.
- 7.15 The existing parent accommodation is considered to provide a community facility, by temporarily housing the parents of patients. As explained above, policy C2 expects community facilities to be retained, unless a replacement facility of a similar nature is provided that meets the needs of the current/intended users. GOSH are committed to covering the shortfall that would be created by the proposal and a strategy has been put forward. Final details would be reserved via planning condition, to ensure that the existing community facility carries on in a similar or better capacity than it currently does.

Chapel

- 7.16 The Chapel was constructed in 1898 as part of the original Italian Hospital. The hospital was originally served by nuns (The Sisters of the Charity of St Vincent de Paul), who were accommodated on the third floor of the building along and used the Chapel for their private worship. From the 1950s the Sisters of Verona took over the care of the Hospital until its closure in 1990. As a result the Chapel has not been used for nun's worship for almost 30 years and the nuns who were originally linked to the Chapel have not occupied the building for over 70 years. Since the closure of the hospital, the Chapel has remained available for the use of staff and families that work/stay in the building. However, GOSH claim that the Chapel is rarely used and there are infrequent entries within the prayer book. Officers note that it has not been used as a practicing chapel for some time and is only occasionally frequented by users of the Italian Hospital building.
- 7.17 GOSH state that they are committed to providing facilities for multi faith worship that are suitable for use of all staff, families and children. The historic

Chapel of St Christopher, located on the main hospital site provides the focus for Christian activity. The hospital has other facilities for all faiths within its campus. As part of the proposed development, the building would be converted into an outpatient facility where worship facilities will not be required (as patients and parents only attend for appointments rather than staying for long periods). Families and staff would be made aware of the facilities on the main GOSH campus. Therefore, worship facilities would be available within the main hospital site.

- 7.18 The proposal involves the use of the Chapel as a support space for the hospital (i.e. ancillary to the main clinical use). The historical features of the Chapel would remain; however, it is intended to screen the altar as GOSH consider it to be overtly Catholic and counterproductive to GOSH's aims of providing an inclusive space. The implications of this from a listed building perspective is discussed in para 8.8. Officers consider the proposed use of the space to be acceptable, as it has been demonstrated that the existing Chapel is no longer required and that a superior facility is currently provided within the main GOSH site, which is heavily used by staff, patients and visitors for worship.

Proposed outpatient use

- 7.19 The proposed use includes a self-contained, dedicated sight and sound outpatient facility for GOSH. As explained within paras 6.10-6.14 (above), the proposal would result in a significant improvement over the existing facilities by providing advanced outpatient services with aspirations to be world class. In addition, the proposal would enhance the building through repair and refurbishment and return it to its original use as a hospital. The refurbishment works would secure the long term viable use of the building and it represents a significant investment by GOSH into the building.
- 7.20 Policy C1 of the Local Plan states that the Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities. Part d of the policy supports the provision of improved health facilities. The proposed development, by providing much improved and enlarged outpatient facilities, would enhance GOSH and help maintain it as a world-class paediatric hospital whilst promoting the Council's desire to promote healthy communities.

Mixed use development

- 7.21 Policy H2 of the Local Plan requires a mixture of uses in all parts of the borough, including a contribution to housing. The GOSH campus is located within the Central London Area and as such where there is more than 200m² (gross) of additional floorspace provided up to 50% of all additional floorspace should be housing. The proposal would exceed this threshold by providing an uplift of 350.8m² (GEA), triggering the requirement for a secondary use (i.e. housing) if appropriate.
- 7.22 It is considered that the provision of self-contained housing would not be compatible with the character and operation of the proposed hospital.

Moreover, the proposed use would serve a public purpose and the provision of housing would significantly affect the deliverability of this new hospital facility. All of the proposed floorspace within the building is required to deliver the new hospital. Paragraph 3.49 of policy H2 states that proposals are not required to provide housing if the development involves a specialised use, such as a hospital or a research facility, or is publicly funded or serves a public purpose. Therefore in this case it is not considered necessary to provide a secondary residential use.

Impact on GOSH Masterplan

- 7.23 As highlighted in paragraphs 7.5-7.9 (above), GOSH is undertaking ongoing phased development as part of a Masterplan that has been created in consultation with the Council. The proposed works at the Italian Hospital are considered to be beneficial to the delivery of the GOSH Masterplan. The outpatient facilities currently located in the Frontage Building (including sight and sound services) need to be relocated to facilitate Phase 4. The proposal would allow these departments to relocate prior to commencement of Phase 4, to ensure that it is not prejudiced or delayed. It also presents GOSH an opportunity to avoid a costly 'double decant' of these outpatient facilities. For example, relocating Audiology twice in the course of less than ten years would require the construction of expensive soundproof rooms on both occasions. The proposal would allow GOSH to relocate these departments into the Italian Hospital as a permanent location whilst delivering additional capacity to meet future demand for their specialist services.
- 7.24 All of the existing uses within the Italian Hospital would be accommodated either within the existing GOSH campus or within new buildings (as explained above). Based on the above, it is considered that the proposed development would promote and help progress GOSH's ongoing phased development.

8. Design, Conservation and Heritage

- 8.1 In considering the proposals, special regard has been given to the desirability of preserving the listed buildings and their setting, and their features of special architectural or historic interest, under s.16 and s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the aforementioned statute as amended.

Rooftop plant

- 8.2 The proposed rooftop plant has been minimised as far as possible so it is set back from Boswell Street to reduce the impact on the special character of the listed building and the character and appearance of the conservation area. While one of the plant enclosures is located close to the original dome, it is considered this is sufficiently set back so that this would only be perceived at roof-level and all public views of the dome have been preserved. It is recommended that a notwithstanding condition would be attached to any planning permission in relation to the details of the plant enclosure in terms of materials etc to ensure it respects the dome.

New door to Gage street

- 8.3 The proposed installation of a new door to Gage Street is considered to be acceptable as this is reinstated from its historical location.

Courtyard basement and ground infill

- 8.4 The proposed courtyard infill at the lower levels is considered to be an acceptable alteration to a currently underutilised outdoor area. It is considered to be of a low level of significance; therefore, the works would not cause harm to the special interest of the listed building. A new door opening is proposed through dropping the cill of an existing window opening. Details of the proposed new opening to the terrace at first floor level are unresolved and it is recommended they are submitted via condition.

Infill extension (adjacent Mary Ward Centre)

- 8.5 The proposed infill extension includes the retention of a void between first and second floor levels with a rooflight above to allow for the internal exposure of the original rear elevation, which would allow for the legibility of the building's evolution to remain apparent. The extension would be faced with transparent curtain walling that would allow it to read as a lightweight addition. On this basis the addition is considered acceptable, however it is recommended that further details of the proposed glazing and internal void are secured via condition

Internal works

- 8.6 As a result of the conversion and significant alterations undertaken prior to the building's designation as a listed building, very little survives internally in terms of architectural features of interest and the original plan form has been altered, although some historic partition walls appear to survive.
- 8.7 New lift shafts are proposed within areas that have been substantially altered and therefore this addition is considered acceptable.
- 8.8 Officers have negotiated the retention of the original altarpiece within the third floor chapel and original internal partition walls within the main hospital element of the building fronting Queen's Square.
- 8.9 It is proposed to screen the original altar, which is to be left in situ, within the third floor chapel. The altar is an important historic architectural feature. It is one of the few surviving elements that directly links the building with its former use as the Italian Hospital. A cover and free-standing screen is proposed so that the former chapel space can be used by patients and staff. The screening is proposed so that the room does not prejudice those not from the Catholic faith. On the basis that the works are fully reversible they are not considered to cause harm to the listed building.
- 8.10 The proposals involve the reconfiguration of some internal spaces and removal of modern partition walls. Some new openings are proposed within historic partition walls; however, where this occurs retained nibs and a

downstand are included to indicate the original plan form. Overall the impact of these proposals on the building's significance is considered to be minor.

- 8.11 Internal wall insulation is proposed to upgrade the building's thermal performance in line with modern standards as far as possible without causing unacceptable harm to the building's significance. In order to ensure this is undertaken in a sensitive manner, respecting the special character of the listed building, it is recommended that details area secured via condition.

Green roof and solar panels

- 8.12 A green roof and landscaped area is proposed on the roof of the infill at first floor level. The resulting roofscape would create an attractive garden setting that would preserve the special interest of the grade II listed building.
- 8.13 Solar panels are proposed at roof level. They would be sufficiently setback so that they would not be visually prominent within the surrounding conservation area. Details would be secured by planning condition to ensure they respect the listed building.

Summary

- 8.14 Overall the proposed alterations are considered to preserve the special interest of the grade II listed building and to preserve the character and appearance of the Bloomsbury Conservation Area. External alterations have been kept to a minimum and to areas of a low level of significance.

9. Neighbouring Amenity

- 9.1 Given the nature of the external alterations and the surrounding uses, with the attached buildings being predominantly non-residential in use and the residential buildings sufficiently setback from the proposals, it is not likely that there would be significant impacts on neighbouring occupiers through loss of light, outlook or overbearing impact.
- 9.2 The application is supported by a Daylight and Sunlight Report based on the approach set out in the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight: A Good Practice Guide (2011)'. The report assessed the following buildings for Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH):
- 24 Old Gloucester Street (October Gallery) (mixed use)
 - 42 - 43 Queen Square (Mary Ward Centre) (educational use)
 - 24 Boswell Street (residential use)
 - 33 Boswell Street (residential above commercial)
- 9.3 The submitted report identified that 94 windows require a daylight assessment. Of those assessed, all but two (located within 24 Old Gloucester Street (October Gallery) meet the criteria as defined in the BRE guide. The windows in question are located beneath walkways and adjacent to an external staircase. This suggests that the rooms may not serve habitable space, as the levels of existing light are extremely low in this location. One of

the windows falls marginally short of the BRE criteria of 0.8 times the former value at 0.76. The other window has a very low existing level of VSC (well under the guidelines); therefore, even small reductions in light would receive losses beyond BRE target values in this location and given that the reduction ratios are quite small, the impact created by the development is considered acceptable.

- 9.4 The Daylight and Sunlight Report undertook representative sunlight rests on all application windows/rooms around the site. In total, 44 windows required assessment and out of those all meet the criteria for daylight as defined in the BRE guide.
- 9.5 In addition, overshadowing tests were undertaken to the amenity space identified within 24 Old Gloucester Street (October Gallery). The results indicate that this area would remain adequately lit in terms of the BRE guidance (i.e. at least 50% of the area receives at least two hours of direct sunlight on 21 March, or the reduction in area receiving sun on that date is less than the permitted 20%). The Mary Ward Centre was not tested as it does not include amenity space in the central courtyard area facing the Italian Hospital.
- 9.6 The proposed first floor courtyard would be setback from the shared boundary and behind railings and landscaped features. Given the nature of the use and the courtyard's location, it is not considered that noise or loss of privacy impacts would result.

Noise impacts

- 9.7 The proposal includes mechanical services plant located in two distinct areas on the roof of the building. A condenser and two air-handling units are proposed in a northern area and four air-handling units in a southern area. Model numbers and noise data for the plant equipment is known and the planning application is supported by a 'Plant Noise Assessment' undertaken by a qualified Acoustic Engineer which has been reviewed by an Environmental Health Officer (noise). The nearest noise sensitive receivers included in the assessment were Devonshire Court and Cecil House on Boswell Street. . The results indicated that the condenser in the north area and the accumulated noise levels from the air handling units in the south area would exceed the plant noise emission criterion within Appendix 3 of the Local Plan, to the level where mitigation measures are required. Therefore, mitigation measures are proposed by way of acoustic screening around all sides of the plant. The screening would comprise solid masonry walls built to recommended specifications. In addition, the air handling units would include atmospheric side attenuators with minimum insertion loss performance. With these measures in place the resulting noise levels would be more than 5 dB below the lowest background noise level at the closest affected residential windows. As these calculations are based on daytime use only (0700-1900), a condition is recommended to any planning permission requiring the plant to operate during daytime hours only.

- 9.8 The Council's Noise Officer has raised no objection. Subject to suitable mitigation measures, the proposed development achieves acceptable standards for the surrounding occupiers, in accordance with national standards and policy A4. Conditions would be attached to restrict the maximum noise levels and the acoustic screening and attenuation.

10. Transport and Access

Trip generation

- 10.1 A trip generation assessment has been undertaken in support of the planning application. It compares trip generation associated with the existing site and the proposed development. The results suggest there would be 17 fewer two-way trips in the morning peak period, with 43 additional two-way trips in the evening peak period. Overall, the proposal would lead to 429 additional two-way trips across the 12 hour time period from 0700 to 1900 hours.
- 10.2 It is worth noting that the proposal would consolidate existing services provided by GOSH at their main site. The trips which are likely to be associated with the new clinical building are therefore already present on the surrounding transport networks. Therefore, whilst there may be an increase in comparison to the previous use overall this would not be a harmful increase to the wider transport network.

External doors

- 10.3 External doors are proposed on Boswell Street and Gage Street. To ensure that they would not impede or obstruct pedestrian comfort and movement of the adjacent footways, a planning condition is recommended to ensure that they are inward opening only. This is particularly important for the new staff entrance on Boswell Street.

Cycle parking

- 10.4 The London Plan includes the following minimum requirements for cycle parking provision at hospital developments (D1):
- Long stay – 1 space per 5 staff
 - Short stay – 1 space per 3 staff
- 10.5 The proposal would involve the employment of 50 full time staff. The development should therefore provide 10 long stay and 17 short stay cycle parking spaces in order to meet the above requirements. Cycle parking facilities are not proposed within the extent of the site. This is due to space being at a premium within the building and there is a lack of space to provide cycle parking that would have level access and be secure and accessible inside the curtilage of the site. However, staff would be able to use existing cycle parking facilities elsewhere on the GOSH campus. It is worth noting that GOSH has significantly improved on-site cycle parking facilities as part of their Phase 2 development. A total of 108 on-site cycle parking spaces are provided across various locations including the Variety Club Building (VCB) ramp, on Powis Place and adjacent to the Italian Hospital at Barclay House. The proposed development would consolidate existing services offered by GOSH at their main site. The proposals are not therefore anticipated to result

in a direct increase in cycle trips. Italian Hospital staff who cycle could continue to park at the main site and walk the short 100m distance to the Italian Hospital.

- 10.6 It is the aim of GOSH to add to their existing site-wide cycle parking provision in July 2017, adding 18 spaces to the VCB ramp area. The Trust has also identified an extensive replacement programme with locations at Barclay House (adjacent to the proposal), the VCB ramp and the VCB car park, with a new installation at the Premier Inn Clinical Building. Overall, this will increase cycle parking by 60 spaces, increasing site wide provision to 185 cycle parking spaces by 2017, although a programme of installation has yet to be agreed.
- 10.7 Cycle parking spaces with a capacity to accommodate 44 bicycles are also provided adjacent to the site at Queen Square. On balance, given the wider provision in close proximity and the fact that proposed hospital patients due to their impairments may be less likely to be cycling to the site, the need for dedicated visitor cycle parking facilities is not required in this particular instance.
- 10.8 A condition to secure the provision and ongoing retention of at least 10 high quality cycle parking spaces on the wider GOSH site for staff would be attached to any planning permission. The cycle parking facilities would need to be designed in accordance with Camden Planning Guidance document CPG7 (Transport) requirements. It is accepted that the provision of these cycle parking facilities will come forward at a later date as part of a site wide cycle parking strategy for the GOSH campus.

Car-free

- 10.9 The Italian Hospital is located within the Central London Area and has a PTAL of 6b (Best). It lies within Controlled Parking Zone (CPZ) CA-D (Kings Cross Area). Therefore, the proposal is required to be a car-free development in order to be compliant Local Plan policy T2. On-site parking spaces would not be created and patients/staff of all the uses within the proposed building would not be able to obtain on-street parking permits from the Council. A car-free development would be secured via legal agreement if planning permission is granted.

Construction Management Plan (CMP)

- 10.10 Local Plan policy A1 states that Construction Management Plans (CMPs) should be secured to demonstrate how developments would minimise impacts from the movement of goods and materials during the construction process (including any demolition works). A draft CMP has been submitted in support of the planning application. Whilst there are some drafting errors this is a draft document only and a final CMP will be secured via S106 Legal agreement.
- 10.11 The final CMP would need to demonstrate an appropriate measure of pre-commencement consultation with the local community. In addition it would need to include a cumulative assessment of the existing and proposed developments taking place at GOSH and the surrounding area.

- 10.12 An objection has been received regarding construction impacts and the overlapping of the application proposal and a scheme at the main GOSH campus for an iMRI under 2017/3377/P (which has a resolution to grant subject to a S106). Officers consider that both developments could be constructed concurrently if necessary without having a significant impact on local roads, subject to CMPs being approved. The iMRI development is expected to be constructed between 01/11/2017 and 01/10/2018, and the Italian Hospital between 01/05/2018 and 15/05/2019. This results in a 5 month overlap between development proposals. It is anticipated that during the 5 month overlap, the iMRI scheme will be at the internal fit-out stage, meaning there is likely to be little heavy vehicle construction traffic during the overlap period.
- 10.13 Officers acknowledge that traffic congestion is a problem on surrounding streets, including Great Ormond Street, at certain times of day and particularly during peak periods. As part of an agreed CMP, the Council could insist on the majority of deliveries being scheduled to avoid peak periods.
- 10.14 The objection requests a detailed traffic survey be undertaken prior to determination of the application. Officers do not consider this as being necessary as the development would have a modest impact on local roads.
- 10.15 The development, if approved, would require significant input from officers. This would relate to the development and assessment of the CMP as well as ongoing monitoring and enforcement of the CMP during construction. A CMP Implementation Support Contribution of £3,240 would need to be secured via a S106 planning obligation.

Highways contribution

- 10.16 The Local Plan states that works affecting Highways are expected to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. The Council will undertake highway works connected to a development proposal at the developer's expense in accordance with paragraph 6.11 of the Local Plan.
- 10.17 The public highway surrounding the building could be damaged as a direct result of the proposed works. A highways contribution for any repair and repaving works created by the development would be secured via a S106 planning obligation if planning permission is granted. Furthermore, the contribution would go towards improvements to the roads and footways outside the building, particularly to make it easier for the visually impaired to access the hospital. This contribution will be secured via S106 Legal agreement.

Travel plan

- 10.18 Transport for London (TfL) guidance on travel planning suggests that a full travel plan should be secured for a hospital development of this scale (i.e. D1

with between 20 and 50 staff). However, it is worth noting that GOSH already has a site wide travel plan.

10.19 GOSH has recently commissioned an update to their travel plan to review progress against the sustainable travel targets set in 2012 and to set out their transport strategy for the next five years. The update will involve new staff and patient/visitor travel surveys to understand the travel characteristics associated with journeys to GOSH. The Travel Plan will include new developments including the Centre for Children's Rare Disease Research on Guilford Street as well as proposed developments including the Italian Hospital clinical facility. New targets will be set to reduce the reliance on less sustainable modes of transport and to use range of measures and initiatives to encourage sustainable travel practices amongst staff, patients and visitors. In particular, GOSH is committed to reviewing its long-term and short-term cycle parking provision to secure site-wide cycle parking spaces which are secure, conveniently located and provide adequate capacity to meet demand.

10.20 An obligation is recommended to secure this site to the wider Travel Plan.

Deliveries and servicing

10.21 The development is likely to generate 12 weekly servicing and delivery trips at an average of around two per day. A servicing strategy will be implemented whereby deliveries continue to be made to the Guilford Street servicing yard on the main GOSH site and transferred to the Italian Hospital by electric vehicles at a maximum frequency of one transfer per day. Deliveries and other servicing activity can also take place from yellow lines in the general vicinity of the site.

10.22 The waste collection strategy would continue in accordance with the strategy for the existing building and commercial units within the vicinity, whereby waste is collected on-street by refuse collection vehicles.

10.23 Deliveries and other servicing activity are unlikely to have a significant impact on the safe and efficient operation of the highway network in the general vicinity of the site. A delivery and servicing management plan is therefore not required in this instance.

Pedestrian, Cycling and Environmental Improvements

10.24 New developments can have wider impacts and may increase the demands on a transport network that at certain times already operate above capacity. Paragraphs 10.10-10.13 of CPG8 (Obligations) state that the Council may seek contributions to enhance the existing provision of public transport services and fund area-based network improvements. Given the scale and nature of the proposed development, a contribution towards pedestrian, cycle, and environmental improvements is not considered necessary.

11. Sustainable Design and Construction

Energy

- 11.1 Local plan policy CC1 states that the Council aims to tackle the causes of climate change in the borough by ensuring developments use less energy and assess the feasibility of decentralised energy and renewable energy technologies. Policy CC2 of the Local Plan requires development to be resilient to climate change through incorporating bio-diverse roofs/green and blue roofs/green walls where appropriate and including measures to reduce the impact of overheating.
- 11.2 To comply with the London Plan the proposal must secure a minimum 35% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L of the Building Regulations 2013. An Energy and Sustainability Strategy has been submitted as part of the planning application. The sustainability requirements are triggered due to the proposal being a major change of use, with the uplift in floor area only being 350.8m² (GEA).
- 11.3 The energy saving measures include loft insulation, secondary glazing internal wall insulation, LED lighting including effective controls and metering, mixed mode ventilation to maximise natural ventilation use to the building and solar panels on the roof (details would be secured via planning condition). It is proposed that the building would be connected to the GOSH district heating network (the shared central plant would be located in the adjacent Barclay House building).
- 11.4 Given the listed building and conservation constraints and due to this scheme being a conversion of an existing building, the proposed measures are considered acceptable. The energy provisions, including a 23.6% reduction beyond Part L 2013 and 2.5% reduction through renewables would be secured through an Energy Efficiency and Renewable Plan

BREEAM

- 11.5 The proposals show that a provisional score of 60.34% can be achieved, with a further 6.57% under investigation with the design team. The breakdown of Energy, Water and Materials category credit scores are as follows:
- 10/23 Energy Credits = 43%
 - 4/8 Water credits = 62%
 - 7/13 Materials credits = 54%
- 11.6 Whilst this would not meet current policy targets, the hospital is set within a grade II listed building in a conservation area meaning that there is some limitation on what is possible. Further credits may potentially be achieved following further proposals for insulation (recommended to be secured via condition). The sustainability measures would be secured via S106, requiring a sustainability plan indicating BREEAM 'Very Good' and minimum credit targets in Energy (43%), Materials (54%) and Water (60%).

Ecology

- 11.7 The Camden Nature Conservation Service London Wildlife Trust assessed the application against the biodiversity evidence base and found it to be satisfactory. A number of conditions were recommended, including precautionary measures for potential roosting bats, demolition/site clearance should be undertaken outside the breeding bird season, details of the green roof enhancement feature and details of any additional biodiversity enhancement features such as bat bricks or boxes, bird boxes or bug boxes.

Air quality

- 11.8 Policy CC4 states that its focus is to mitigate the impact of development on air quality and to ensure exposure to poor air quality is reduced. An Air Quality Assessment (AQA) was submitted as part of the application. The existing boiler plant would be removed and the building would use heat and power sourced from new plant proposed in the nearby Barclay House building. The AQA modelled the worst case scenario (all energy to be provided by combined heat and power (CHP)) and the development was demonstrated to be 'air quality neutral'. Further measures are proposed to reduce impact on local air quality, including the provision of pedestrian and cycle access for employees and visits to the new development (including cycle parking) in close proximity to the site and a range of energy efficiency measures.
- 11.9 The AQA considers the construction related impacts to be 'Low risk'. With mitigation in place the residual effects are judged to be 'not significant'. Mitigation measures would be secured through the CMP.
- 11.10 The AQA indicates that annual NO₂ levels are exceeded around the development site (there are no likely exceedances of the hourly objective). Concentrations of PM₁₀ and PM_{2.5} are below the objectives. The report states that projections for pollutants demonstrate a downward trend; however, it is well known that these projections potentially overestimate the rate of pollutant reduction (as stated in the Council's Air Quality Action Plan). Based on the results of the AQA, no mitigation is required or recommended.
- 11.11 Furthermore, all non-Road mobile Machinery of net power between 37kW and 560kW used on the site for the entirety of the development would be required to meet Stage IIIB of EU Directive 97/68/EC by planning condition. The site would be required to be registered on the NRMM register.

Flooding and drainage

- 11.12 The NPPF requires all major developments to include Sustainable Urban Drainage Systems (SuDS) unless demonstrated to be inappropriate (as set out in the Ministerial Statement by the Secretary of State on 18 December 2014). Major developments should achieve greenfield run-off rates wherever feasible and as a minimum 50% reduction in run off rates. Development should also follow the drainage hierarchy in policy 5.13 of the London Plan.
- 11.13 The application site is not within a flood risk area, is targeting 50% reduction in run off and includes a blue roof. The Council's Sustainability Officer is satisfied with the submitted details, subject to a condition requiring full details

of the sustainable drainage sustain (including the blue roof and additional landscaping).

12. Trees and Landscaping

- 12.1 The proposal includes the creation of landscaped areas at ground and first floor levels. At ground floor level, a landscaped courtyard/waiting area is proposed that would feature hard and soft landscaping, seating and art installations. A landscaped courtyard/green roof is proposed at first floor level. This area would be formed of predominantly soft landscaping, with seating and art installations, to provide an accessible amenity space for patients and their relatives/carers as well as a pleasant outlook into a garden space from within the building.
- 12.2 The introduction of landscaping on this site is welcome and it is recommended that details are secured by planning condition in the event of an approval.

13. Contaminated Land

- 13.1 The application site is a former hospital which is considered a minor risk as it has a low potential to cause ground contamination. Prior to this it was historically in residential use. Potentially contaminative land uses are located within 250m of the site, including a tobacco manufactory, a 'pump post' and historically identified tramlines, tram stop, timber yard and printing works. On this basis, it is recommended that a condition to require a written programme of ground investigation is secured.

14. Archaeology

- 14.1 As summarised in para 5.1 (above), the proposals are unlikely to significantly impact on heritage assets of archaeological interest. Therefore, no further assessment or conditions are therefore necessary.

15. Other Matters

- 15.1 The application is supported by a 'Security & Crime Impact Assessment', which has been undertaken by a suitably qualified expert with 31 years police experience, 7 and a half years security management experience and relevant qualifications. The report includes a visual audit, details of formal consultation with relevant stakeholders, a detailed assessment and suggested security measures. This has been assessed by the Council's Designing Out Crime Officer, who accepts the proposal as being appropriate.
- 15.2 Consultation and procedure - A 'Contact report' was submitted with the application setting out the pre-application consultation with various stakeholders and local people. Three meetings/events were held within June and July 2017, a letter signed by the director and deputy director of development was sent to surrounding properties offering a face-to-face briefing, and the Holborn and St Pancras ward councillors were offered a briefing as were the Bloomsbury Conservation Area Advisory Committee. In

addition the GOSH Residents' Liaison Group were approached for comments, an e-newsletter with content updating across the GOSH projects was issued and GOSH's website content was updated with information on the Italian Hospital.

- 15.3 Concerns were raised from surrounding uses about the height and location of new plant enclosure, landscaping and materials details, privacy and loss of daylight/sunlight from the courtyard extension and noise from the courtyard landscaped area and plant. The main concerns raised by the GOSH Resident's Liaison Group and other surrounding occupiers were regarding how the work will be serviced and disruption during the construction period. GOSH would facilitate consultation on their Construction Management Plan (CMP) and include a discussion on protocols for real-time communication between the contractors and surrounding uses to ensure that disruption is reported early and kept to a minimum. GOSH stated that the discussions with locals as part of their public consultation were positive and friendly and there was a good deal of interest in the heritage of the building and the proposals to restore it to clinical use.

16. Local Employment and Procurement

- 16.1 The proposed development is large enough to generate significant local economic benefits. Policy E1 and CPG8 state that in the case of such developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the borough to secure contracts to provide goods and services. A range of training and employment benefits would be secured via S106 to provide opportunities during and after the construction phase for local residents and businesses. This would include:

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre.
- If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction or non-construction apprentice per £3 million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8.
- The applicant to sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8.
- The applicant should provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

17. Community Infrastructure Levy (CIL)

- 17.1 Community Infrastructure Levy (CIL) is not applicable as developments used for the provision of any medical or health services are exempt from charge.

18. Section 106 Obligations

- 18.1 The 'Heads of Terms' embodied in the S106 legal agreement referred to above would include the following:
- Car-free development
 - Construction Management Plan and implementation support contribution of £3,240
 - Highways contribution (amount to be confirmed in due course)
 - Sustainability measures to be secured through S106 sustainability plan indicating BREEAM 'Very Good' and minimum credit targets in Energy (43%), Materials (54%) and Water (60%)
 - Energy provisions (23.6% beyond Part L 2013 and 2.5% reduction through renewables) to be secured through Energy Efficiency and Renewable Plan
 - Local employment, skills and local supply plan
 - Travel Plan

19. CONCLUSION

- 19.1 The proposed development would result in the conversion of the Italian Hospital back into a clinical use. A 'sight and sound' hospital would be created with the intention of it being a world-class facility specifically tailored for children with visual and auditory impairment. It would be a significant improvement over the existing facilities, which take place in the main GOSH campus, in terms of the space created and the technology used. The existing facilities within the host building would be re-provided within the GOSH campus and other newly acquired buildings and be of a similar or better quality. Overall, the proposal would promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities.

- 19.2 The proposed internal and external alterations would preserve the special interest of the grade II listed building as well as the character and appearance of the Bloomsbury Conservation Area. The physical alterations have been kept to a minimum externally and the majority of the works are to areas of a low level of significance, with the areas of significance being retained.
- 19.3 Due to the nature of the external alterations and their setback from surrounding residential occupiers, it is considered that there would not be any significant impacts on the living conditions of surrounding residential occupiers by way of a loss of light, outlook or overbearing effect. The application is supported by a daylight and sunlight report, which indicated that there would be a minimal impact. Noise levels from plant equipment would be appropriate subject to planning conditions requiring acoustic screening, attenuation and a restriction of maximum noise levels.
- 19.4 Based on the above, the proposal is considered to be a sustainable development with significant planning benefits. Planning permission and listed building consent is recommended subject to conditions and a Section 106 Legal Agreement securing the clauses set out in paragraph 18.1 (above) and the planning conditions below (paragraph 20.1).

20. LEGAL COMMENTS

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

Condition(s) and Reason(s): 2017/3933/P

- 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:

Existing Drawings: (1615-ST-Q1-01-SU-A-)0201-0206 Rev A4, (1615-ST-Q1-ZZ-DR-A-)1151; 1152 and 1201 Rev A4, (1615-ST-Q1-ZZ-DR-A-)2031; 2036 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; 5105 and 5124-5125 Rev A4 and (1615-ST-Q1-XX-DR-A-)9010-9012 Rev A4.

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), 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 A4 dated 10/07/2017, Air Quality Response Note dated August 2017 and Security & Crime Impact Assessment dated 13/07/2017.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including the ground floor courtyard ('Outdoor Waiting' area) and the first floor courtyard (Ortelli Garden)) have been submitted to and approved by the local planning authority in writing. 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development or any phase of the development OR prior to the occupation for the permitted use of the development or any phase of the development (whichever is the sooner). Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan

2017.

- 6 Prior to the occupation of the development, details of secure and covered cycle parking storage for at least 10 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 Notwithstanding the approved plant details (including drawing nos 1615-ST-Q1-06-DR-A-2256 Rev A6 and (1615-ST-Q1-ZZ-DR-A-)4251 and 5152-5154 Rev A6, 1615-ST-Q1-ZZ-DR-A-5153 Rev A6), full details (including plans, elevations and sections) of the proposed plant compounds shall be submitted to and approved by the local planning authority prior to that element of work. The approved plant compounds shall be permanently retained in accordance with the details thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the occupation of the development, details of anti-vibration and noise mitigation measures (including screening/enclosures) shall be submitted to and approved in writing by the Council. The measures shall ensure that plant equipment is mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan June 2017.

- 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 adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 10 Automatic time clocks shall be fitted to the proposed plant equipment hereby approved, prior to the commencement of the use, to ensure that this plant/equipment only operates between the hours of 07:00 - 19:00. The timer equipment shall thereafter be permanently retained and maintained in accordance with the manufacturer's recommendations.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by noise from plant/mechanical installations in accordance with the requirements of policies A1, and A4 of the London Borough of Camden Local Plan 2017.

- 11 No development shall commence until:

- (a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and
- (b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 12 All external doorways, except for fire doors for emergency purposes, should not open outwards towards the public highway/footways. The proposed doors must either open inwards or have a sliding door so they do not restrict the flow of pedestrians or risk being opened onto those passing by.

Reason: In order to enhance the free flow of pedestrian movement and promote highway safety and amenity in accordance with policies D1 and T1 of the Camden Local Plan June 2017.

- 13 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of

Camden Local Plan 2017.

- 14 Prior to the occupation of the development, a detailed submission outlining the re-accommodation of the psychological staff, the replacement parent's accommodation (including shortfall strategy) and confirmation of the replacement nursery have been submitted to and approved by the local authority in writing. The existing office, parent's accommodation and staff nursery facilities shall all be re-accommodated as per the approved details prior to the occupation of the development.

Reason: In order to ensure provision of existing community and employment facilities that meet the needs of the local population, the economy and hospital users, in accordance with policies C1, C2, E1 and E2 of the Camden Local Plan 2017.

- 15 During any internal or external demolition of buildings or any site clearance, a precautionary measure is required that all contractors are aware of potential roosting bats and that external features such as roof tiles and other features which may support bats (i.e. areas with cracks or holes providing access routes for bats) should be removed by hand. There is a required formalisation of a protocol as to the steps to be taken in the event that a bat or bats is/are found during the demolition works. Should bats or their roosts be identified then works must cease and the applicant will be required to apply for, and obtain, a European Protected Species Licence and submit proof of this to the authority before work recommences. Additionally they will be required to submit a method statement detailing features to be retained and added to site to maintain and replace roost and foraging features on the site.

Reason: In order to ensure the development safeguards protected and priority species in accordance with policy A3 of the Camden Local Plan 2017.

- 16 The demolition of buildings or any site clearance should be undertaken outside the breeding bird season (i.e. it should be undertaken in the period September to January inclusive). Should it prove necessary to undertake demolition or clearance works during the bird nesting season, then a pre-works check for nesting birds should be undertaken by a qualified ecologist. If any active nests are found, works should cease and an appropriate buffer zone should be established (the qualified ecologist would advise). This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: In order to ensure the development safeguards protected and priority species in accordance with policy A3 of the Camden Local Plan 2017.

- 17 Prior to implementation of the green roof, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 18 Prior to the occupation of the development, a detailed submission of any additional biodiversity enhancement features such as bat bricks or boxes, bird boxes or bug boxes is required to be submitted and approved by the local planning authority. This is to include designs and location details of these biodiversity enhancement features.

Reason: To assess the development's their ability to realise benefits for biodiversity through the layout, design and materials used, in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan June 2017.

- 19 Prior to the commencement of the installation of the photovoltaic cells, detailed plans showing the location and extent of the photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan Policies.

Condition(s) and Reason(s): **2017/3938/L**

- 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; 1152 and 1201 Rev A4, (1615-ST-Q1-ZZ-DR-A-)2031; 2036 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; 5105 and 5124-5125 Rev A4 and (1615-ST-Q1-XX-DR-A-)9010-9012 Rev A4.

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), 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 A4 dated 10/07/2017, Air Quality Response Note dated August 2017 and Security & Crime Impact Assessment dated 13/07/2017.

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.



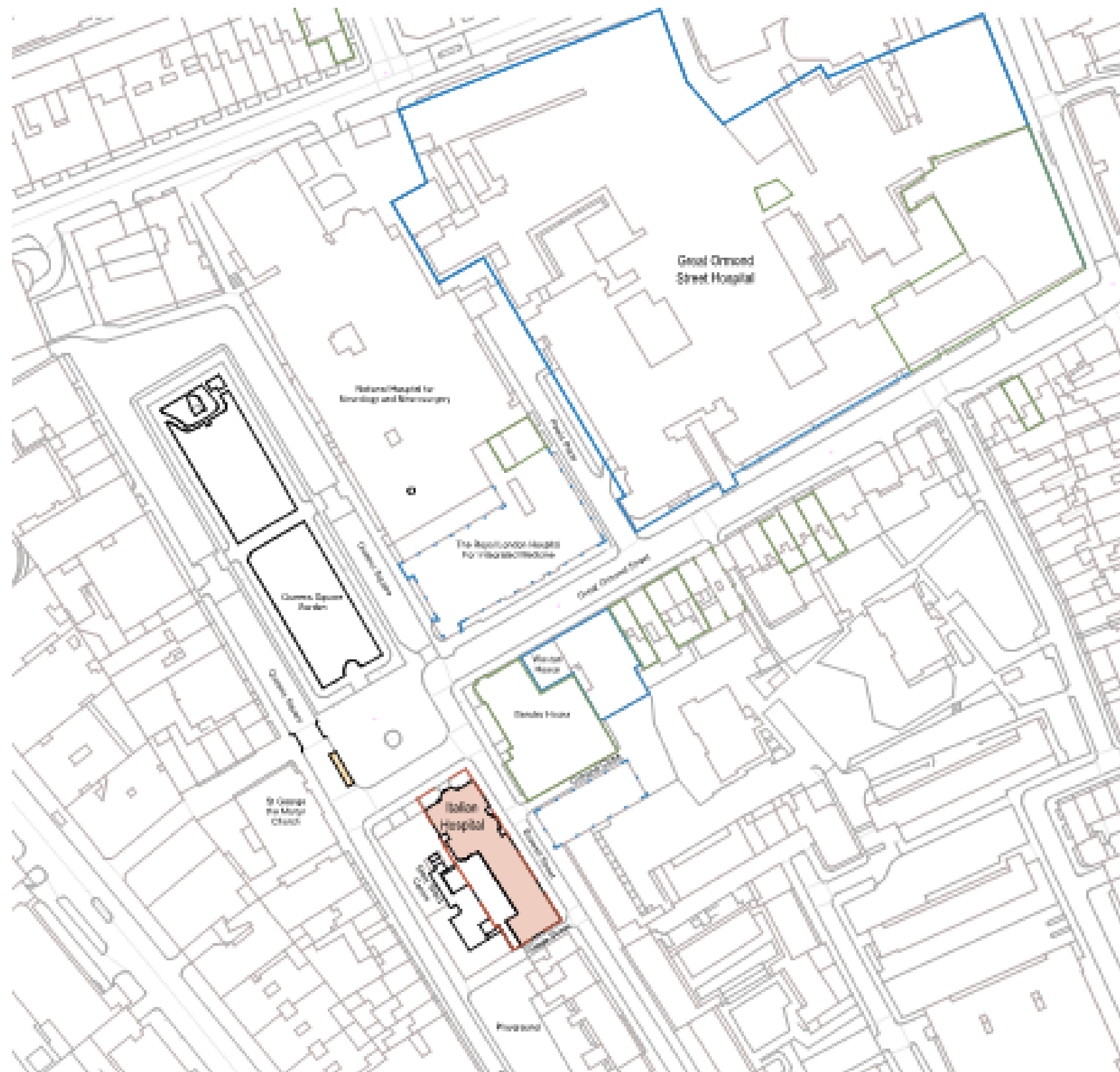
Application No: 2017/3933/P & 2017/3938/L

**Italian Hospital
40 - 41 Queen Square, London, WC1N 3AJ**

**Scale:
1:1250
Date:
1-Sep-17**



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Above: Aerial views of the Italian Hospital. Image to left shows the façade and on the right shows the courtyard



Historic photos of the
Italian Hospital





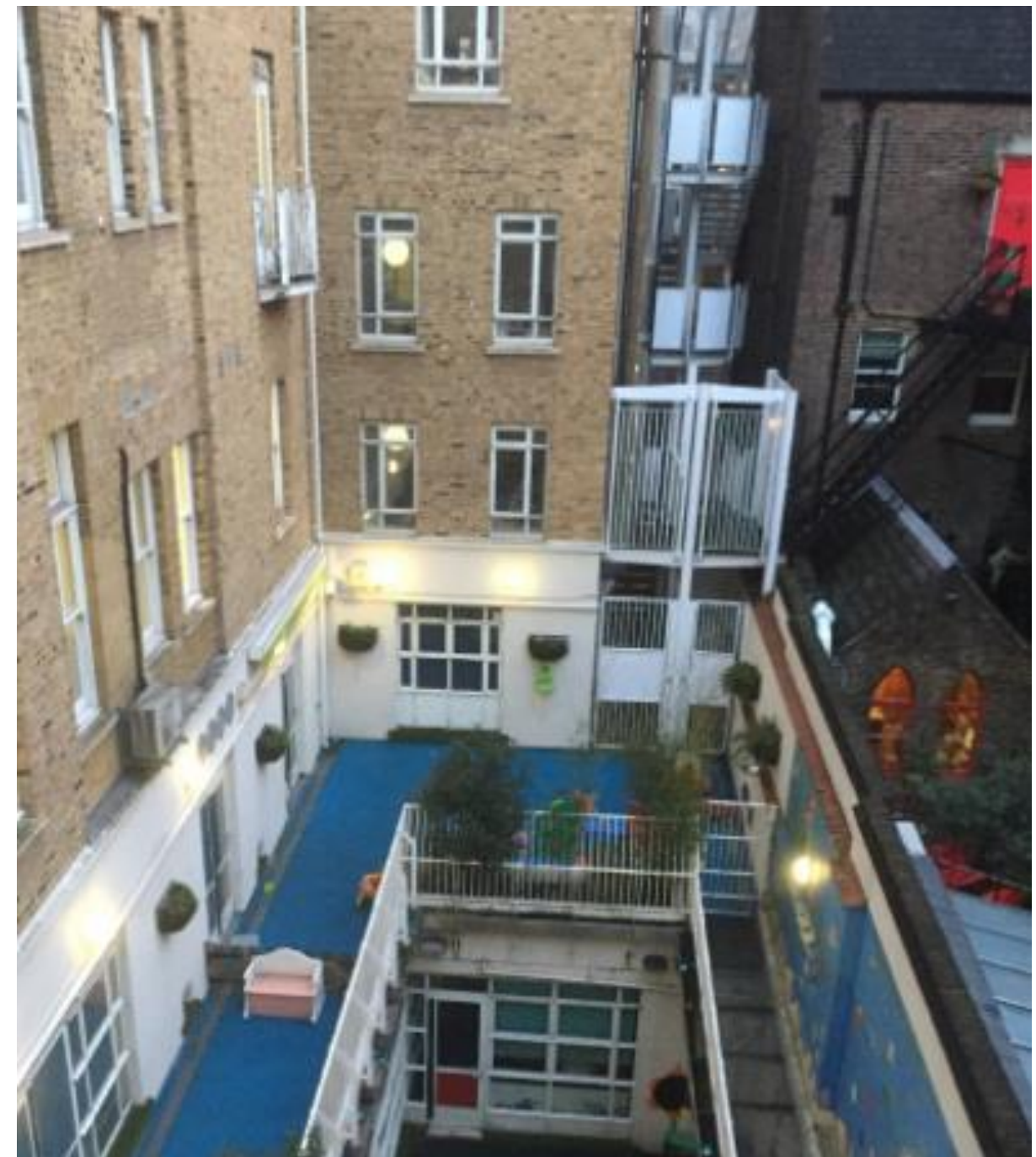
Above: Front elevation from Queen's Square



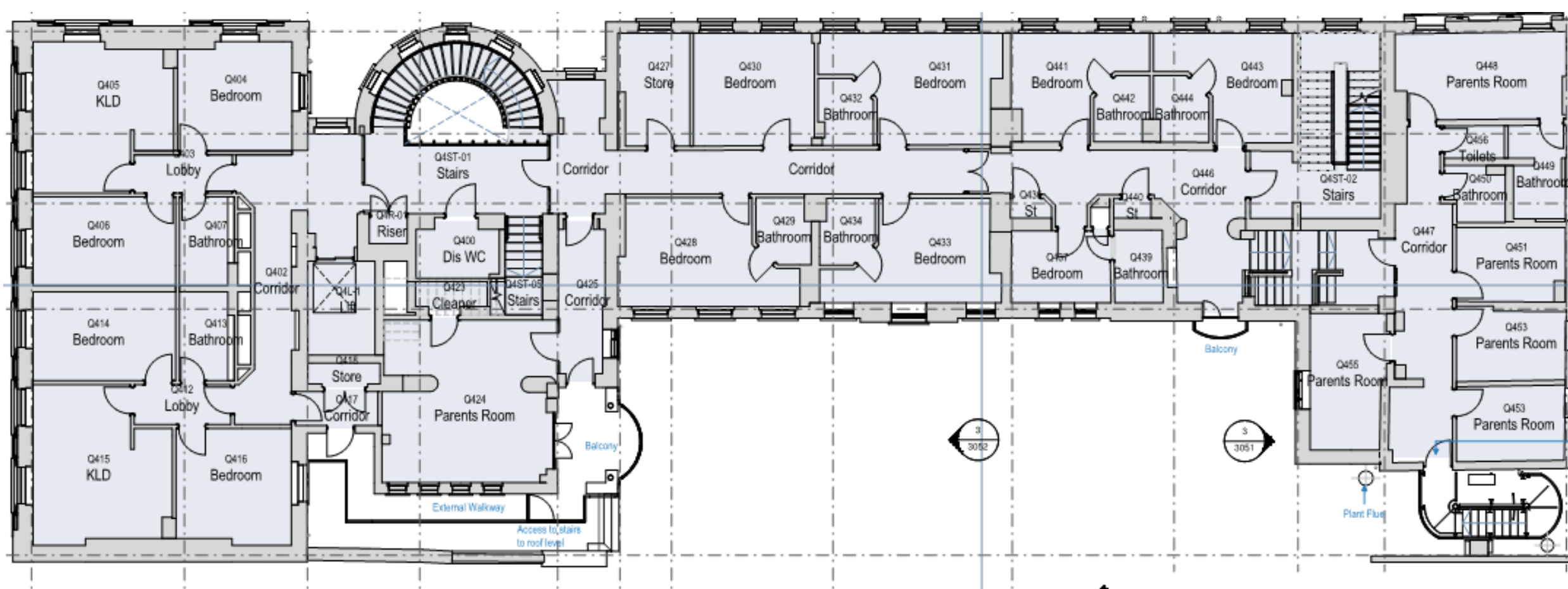
Above: Gage Street elevation



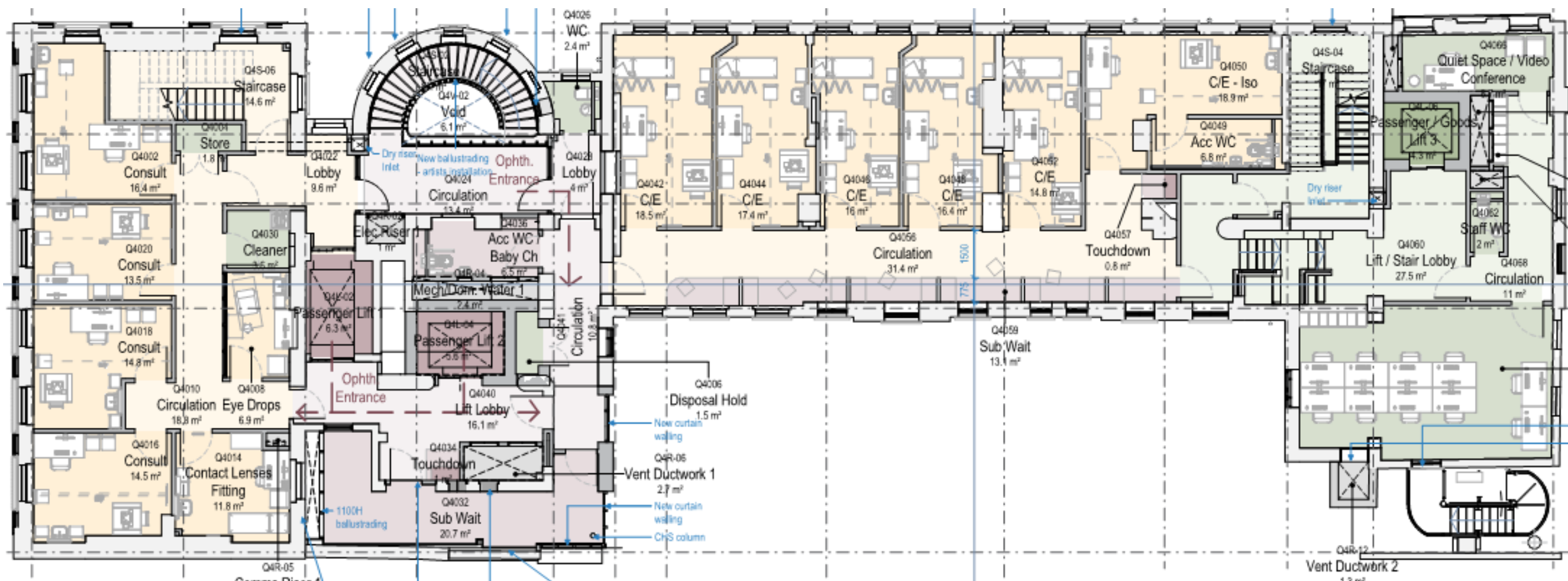
Above: Cupola from Boswell Street



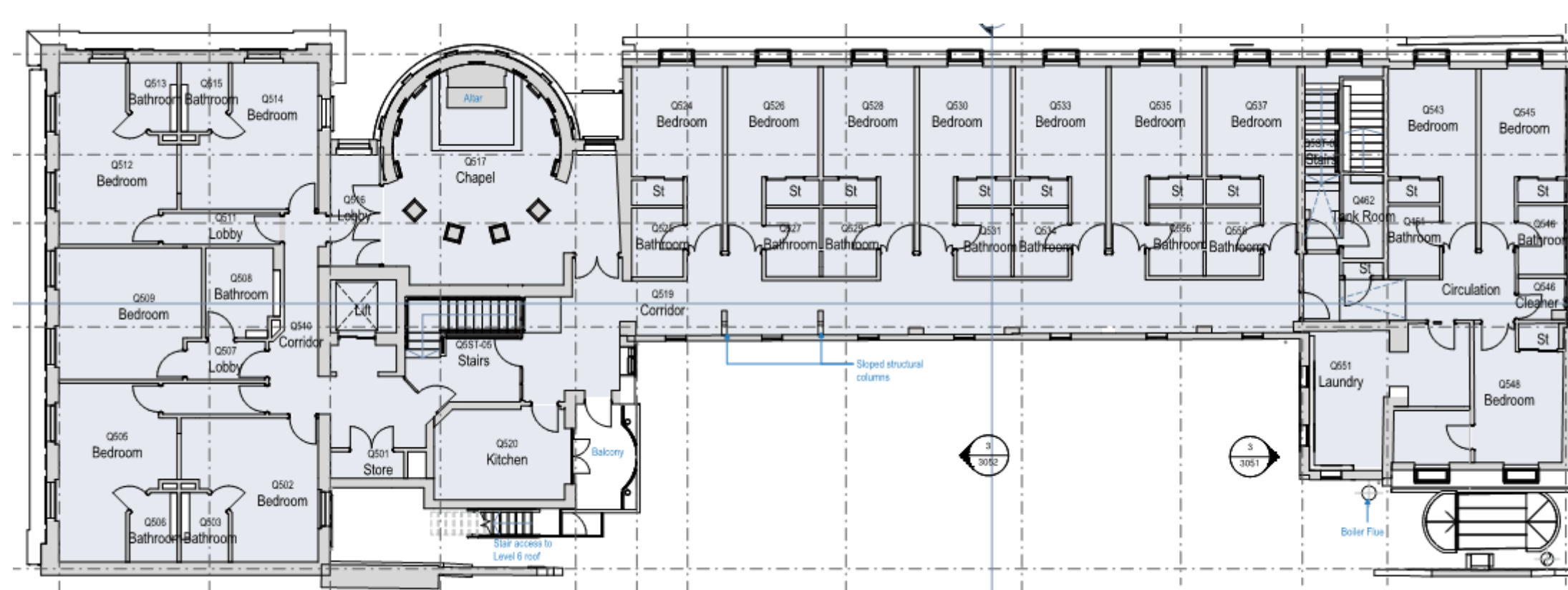
Above images: Rear elevation and courtyard



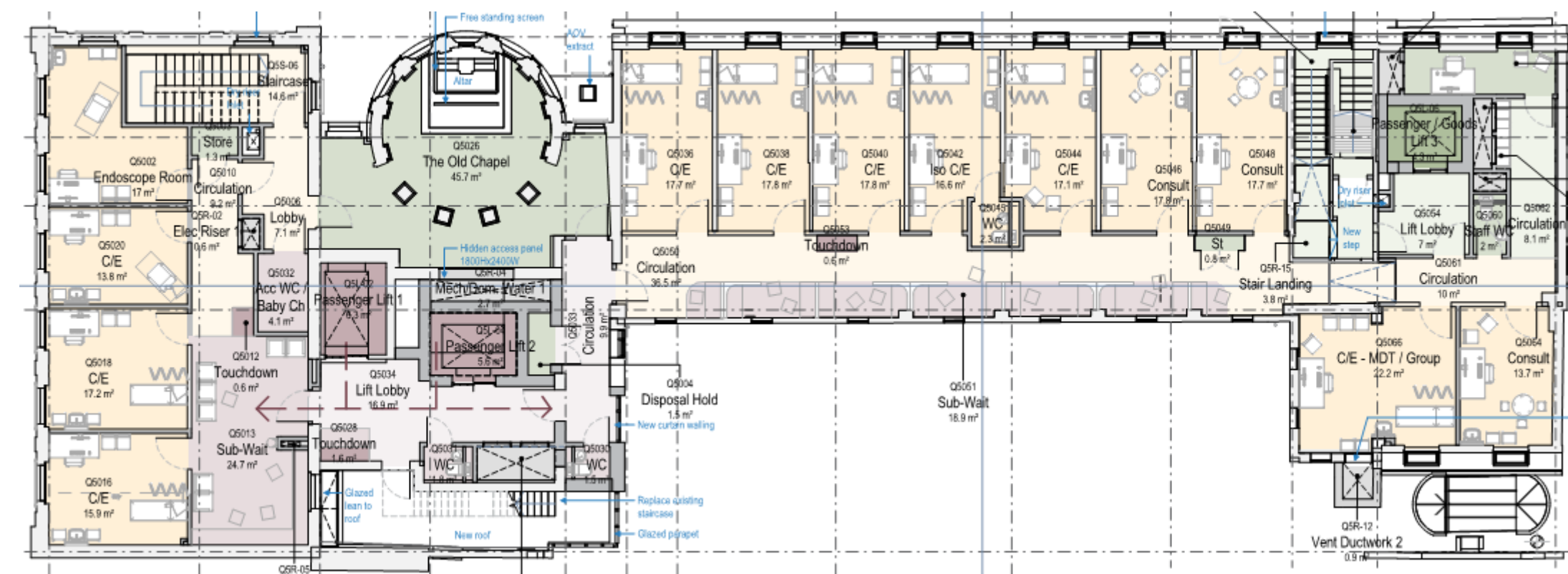
Above: Existing second floor plan



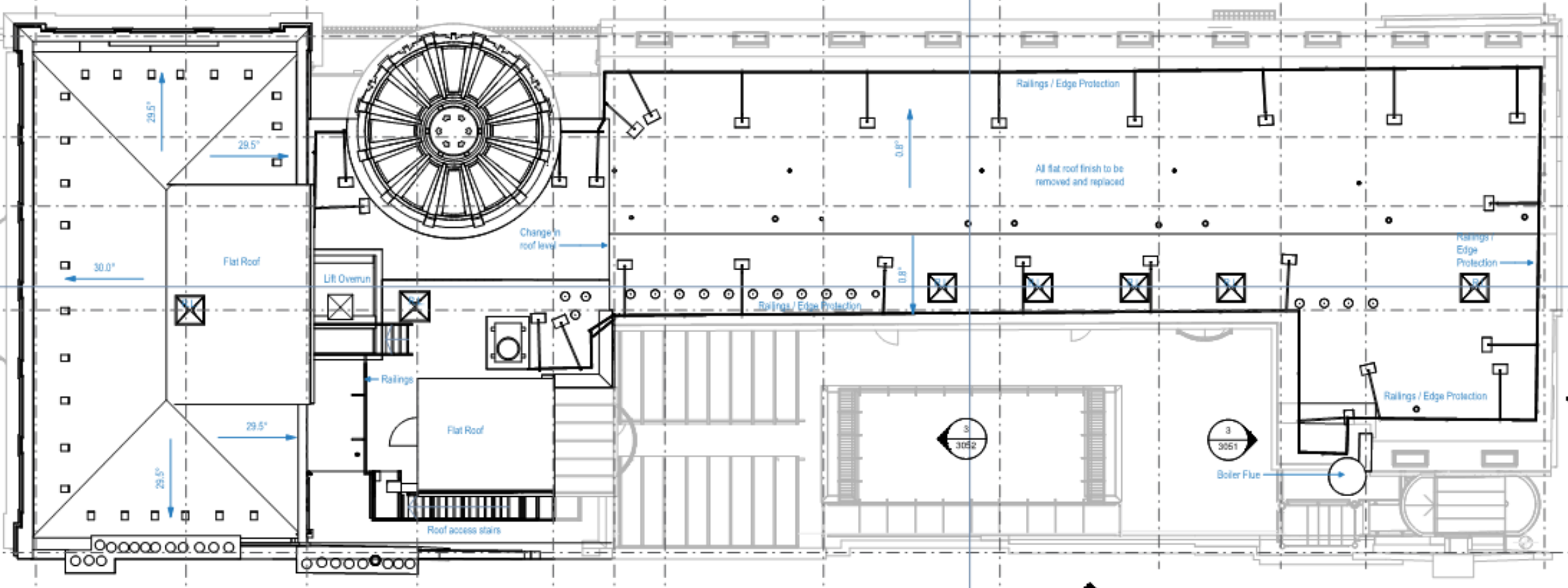
Above: Proposed second floor plan



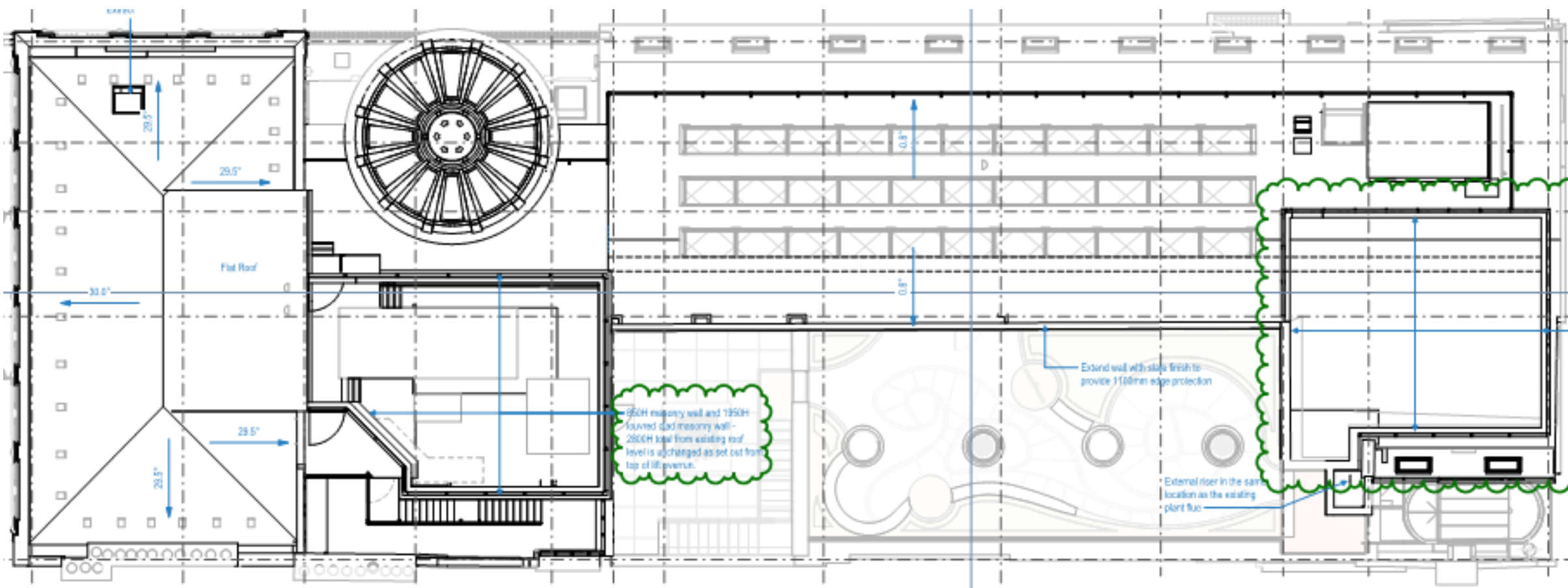
Above: Existing third floor plan



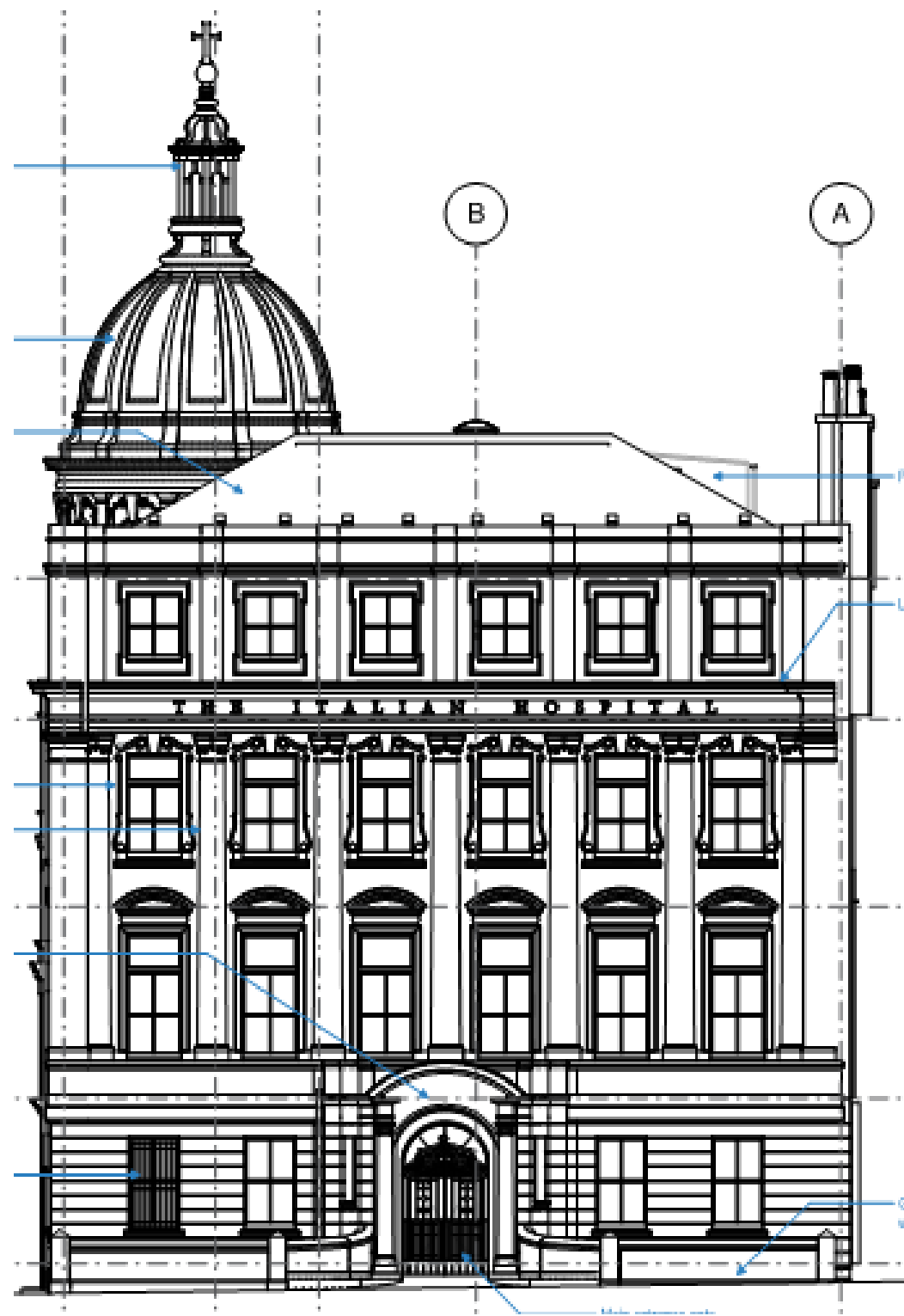
Above: Proposed third floor plan



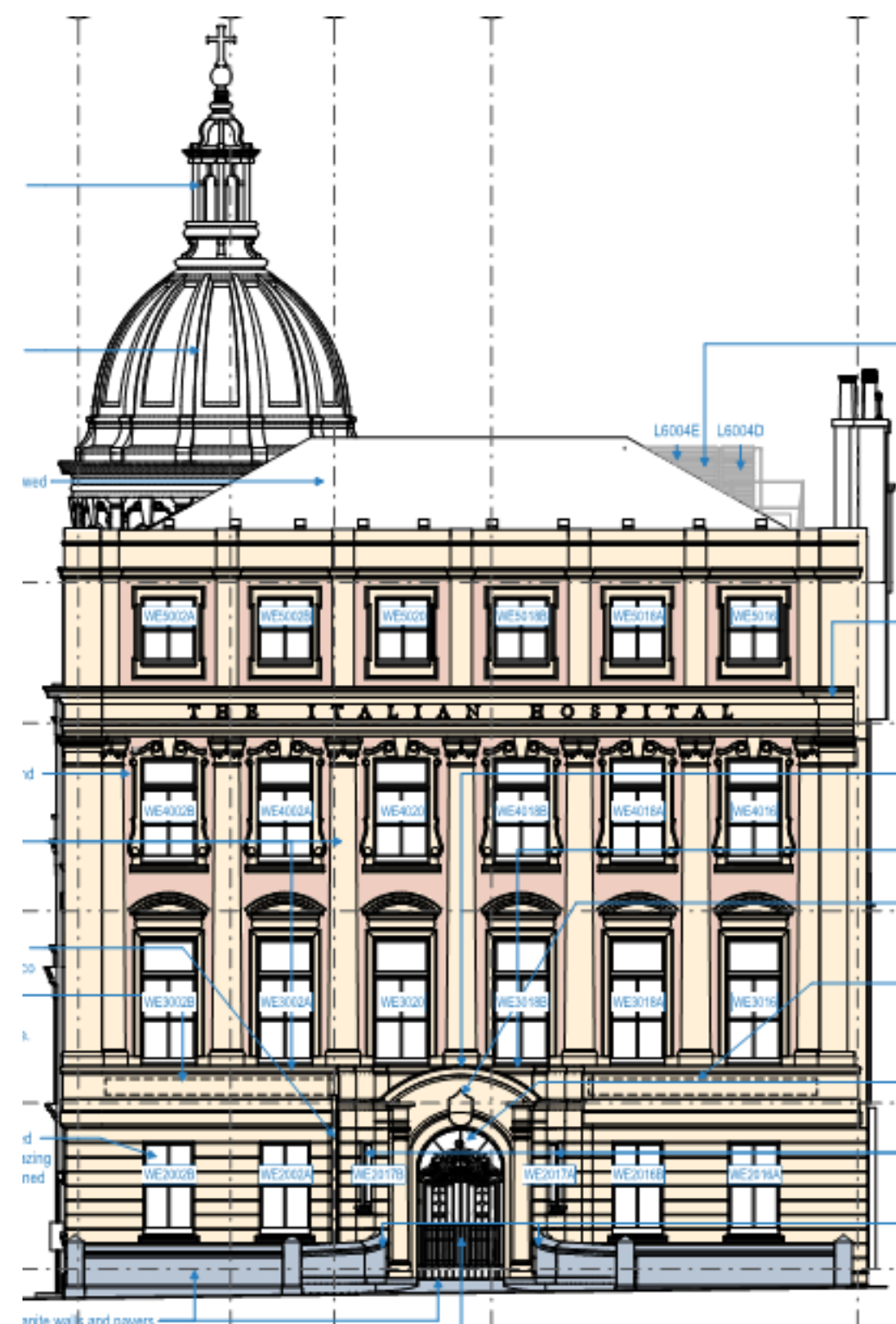
Above: Existing roof plan



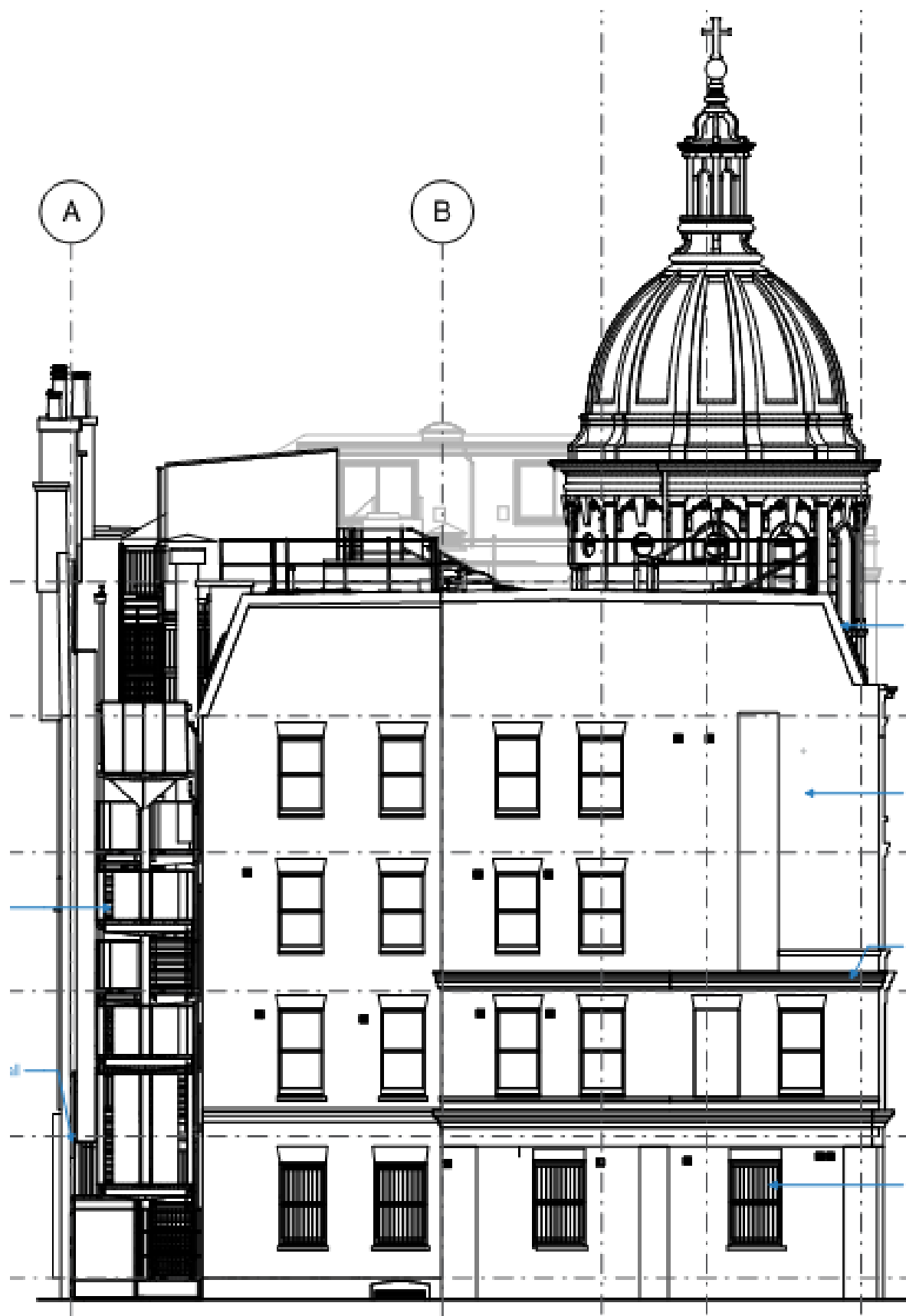
Above: Proposed roof plan



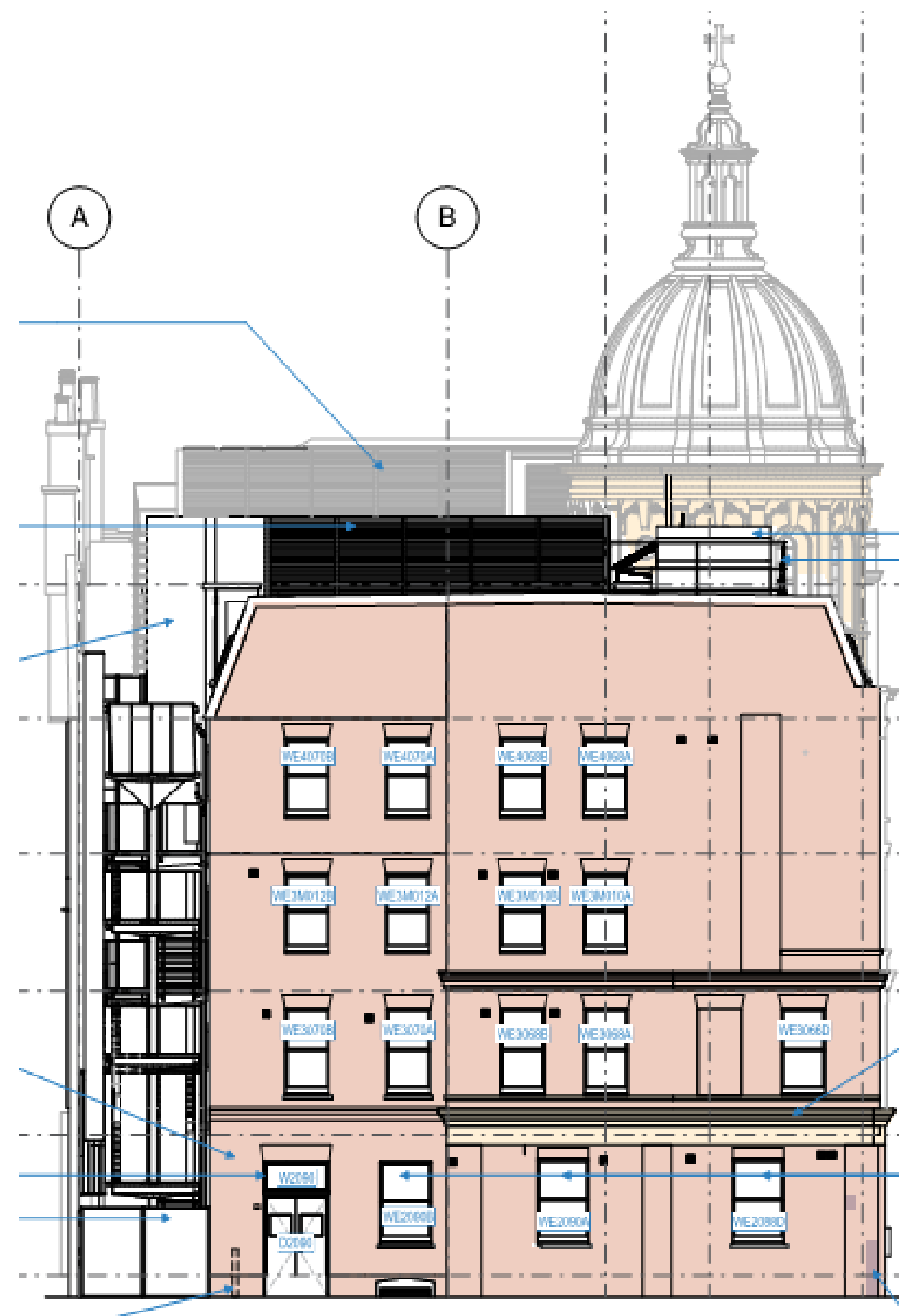
Above: Existing northwest elevation



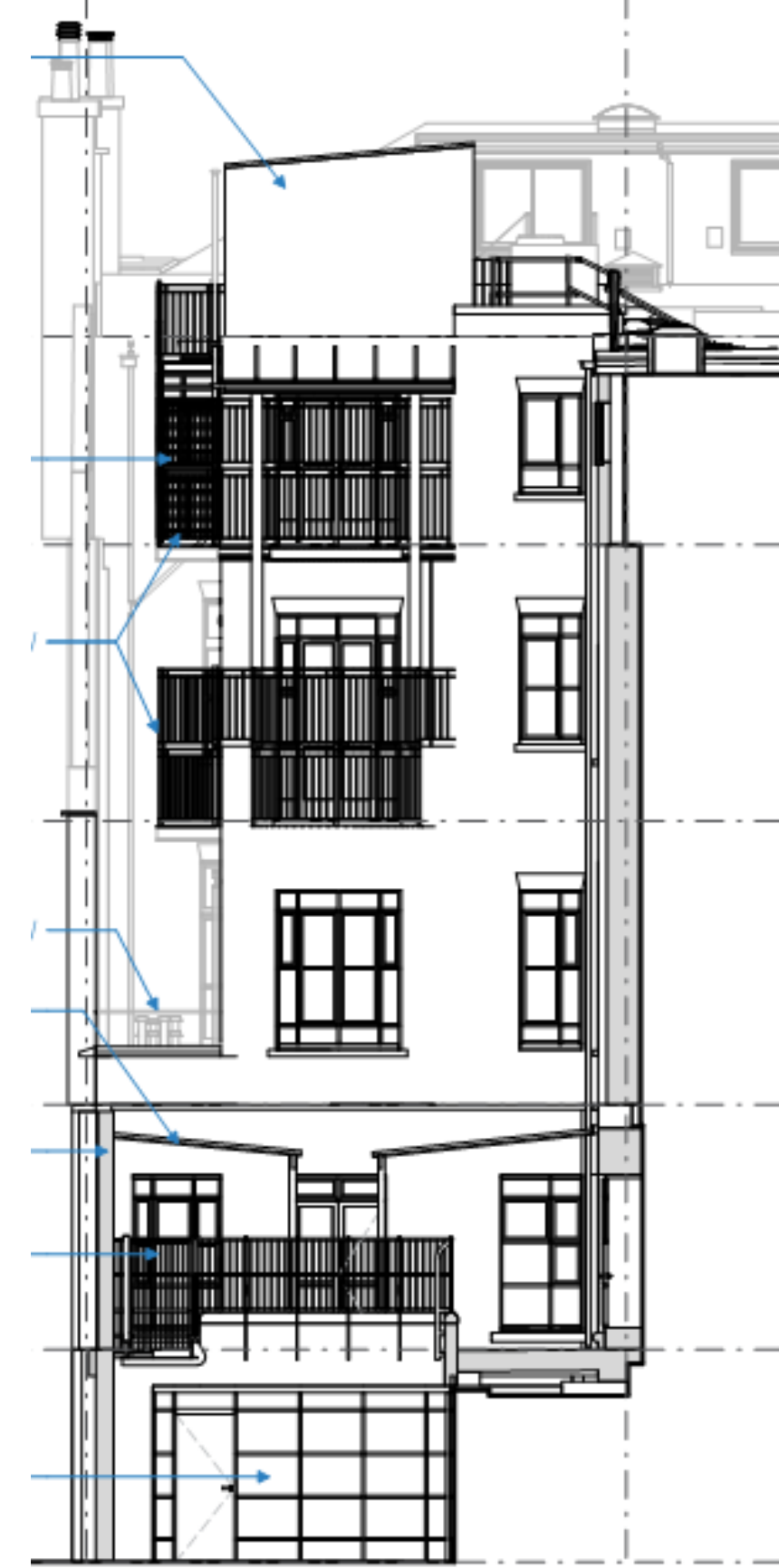
Above: Proposed northwest elevation



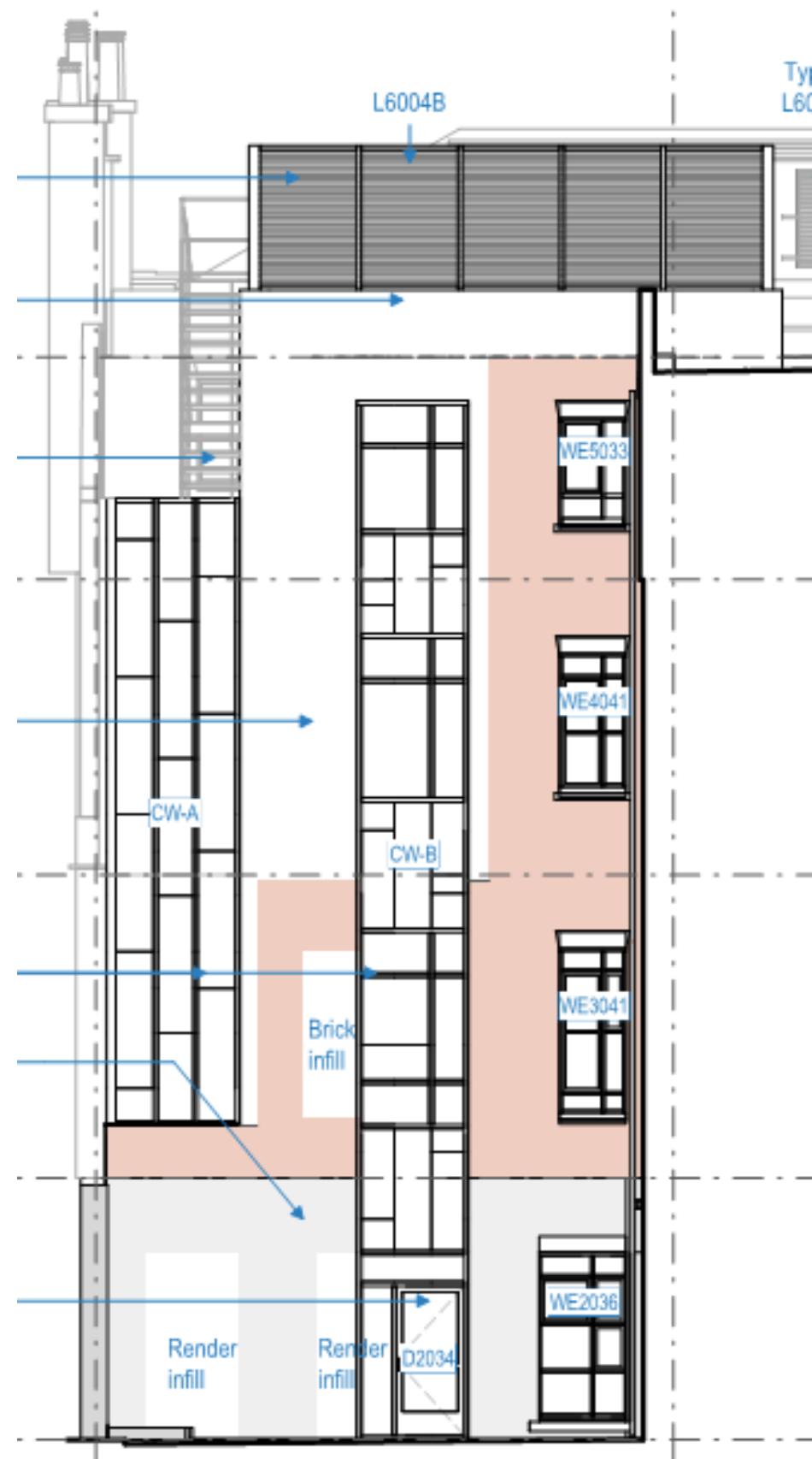
Above: Existing southeast elevation



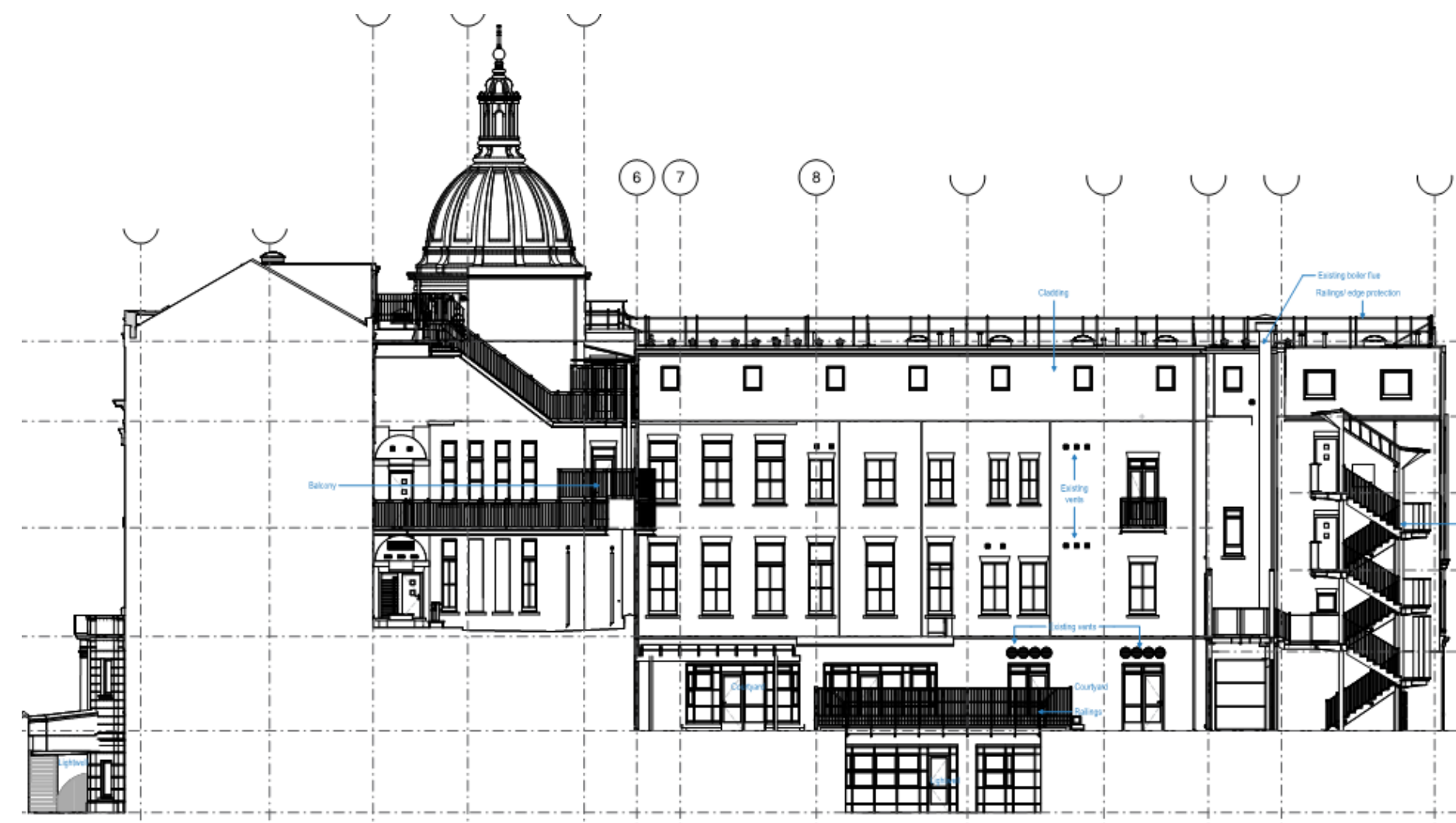
Above: Proposed southeast elevation



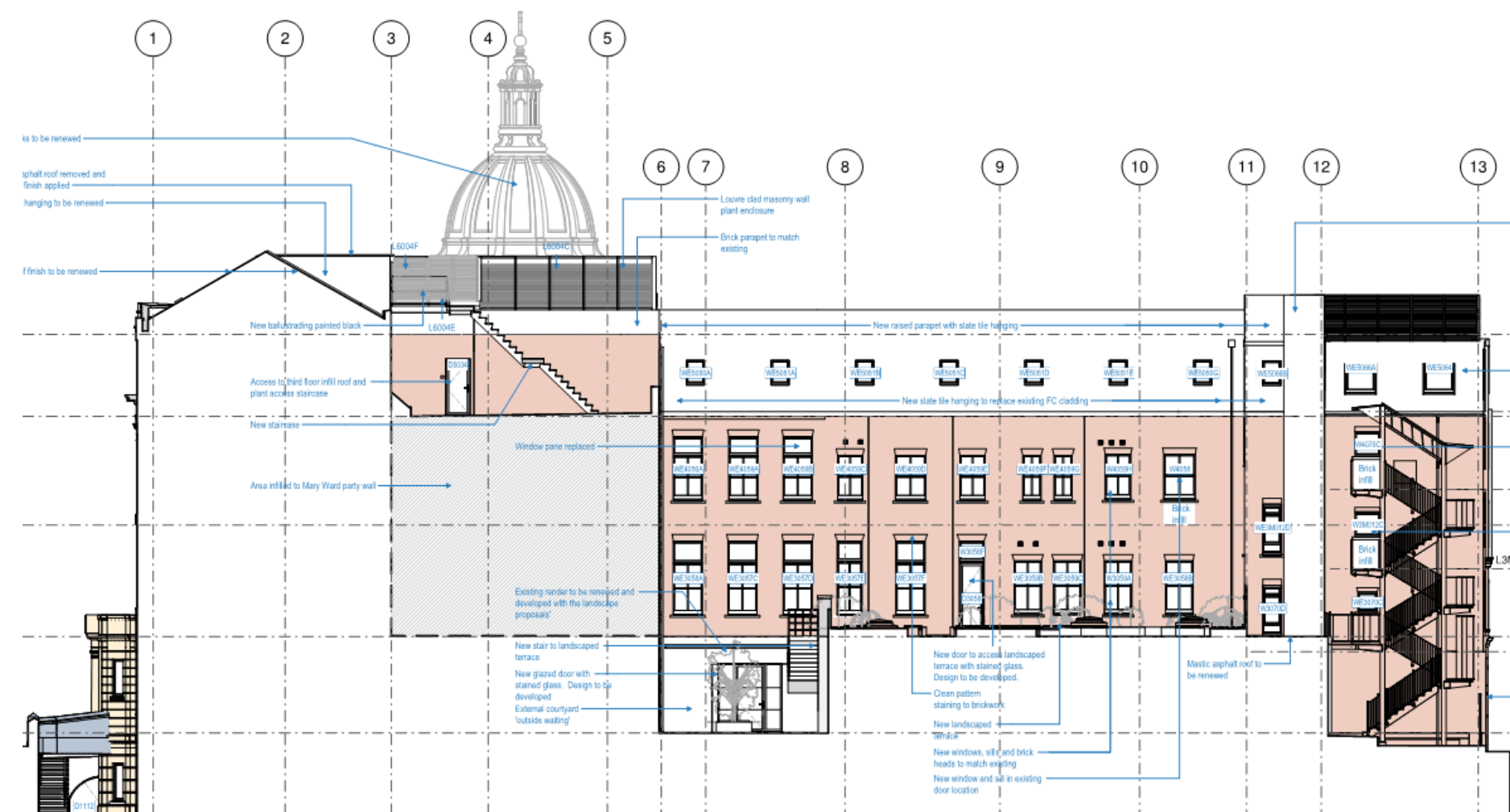
Above: Existing southeast courtyard elevation



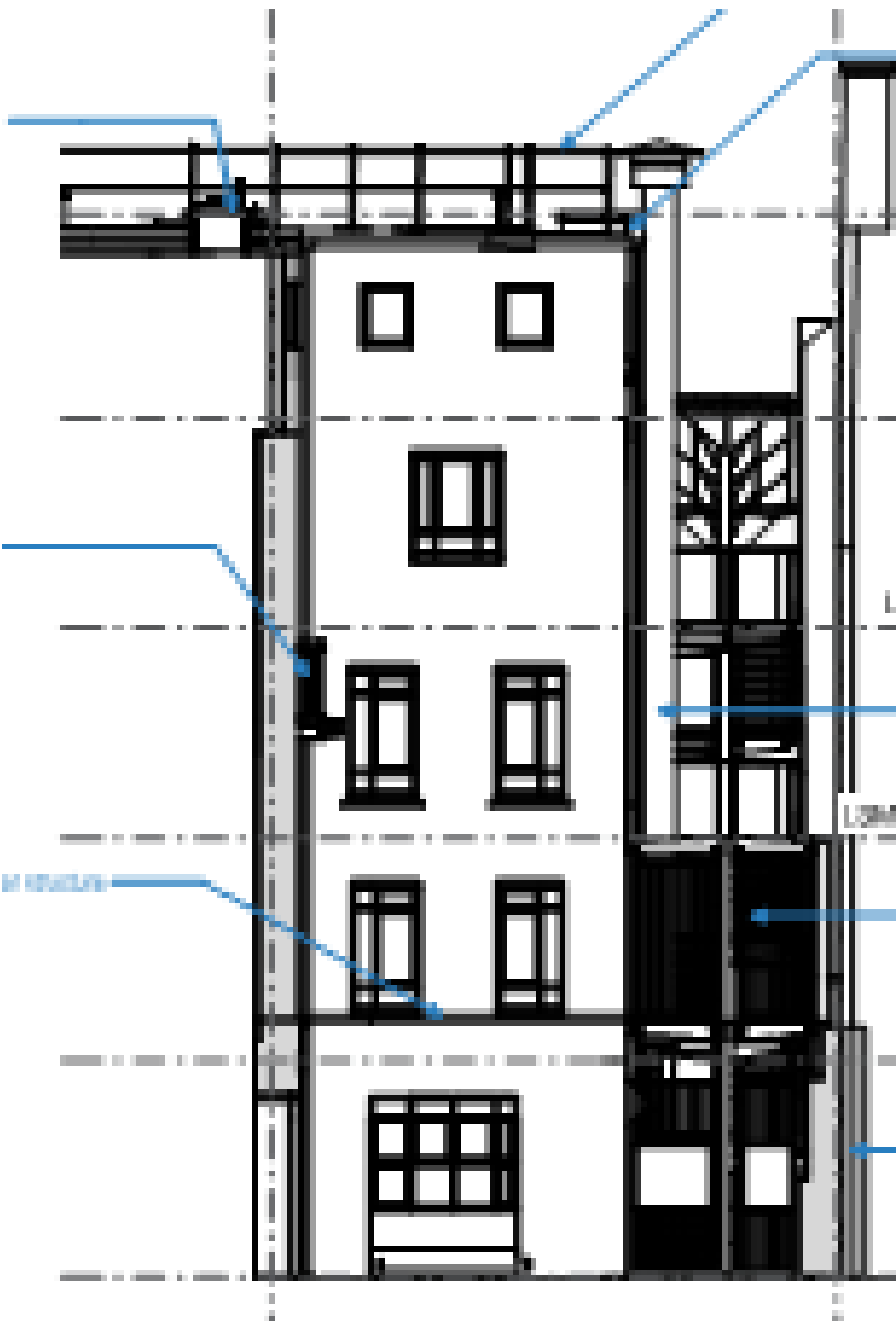
Above: Proposed southeast courtyard elevation



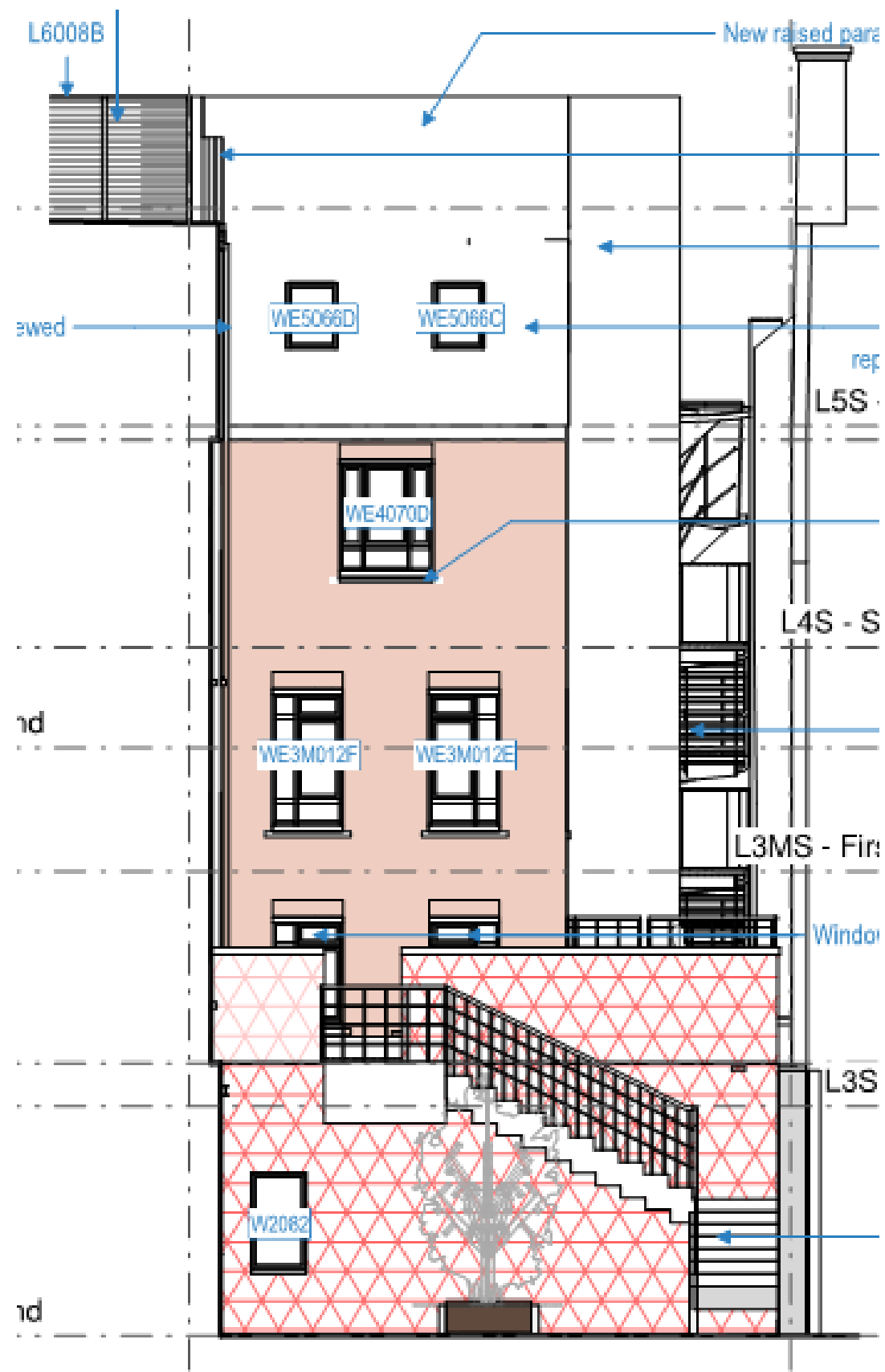
Left: Existing southwest elevation



Left: Proposed southwest elevation

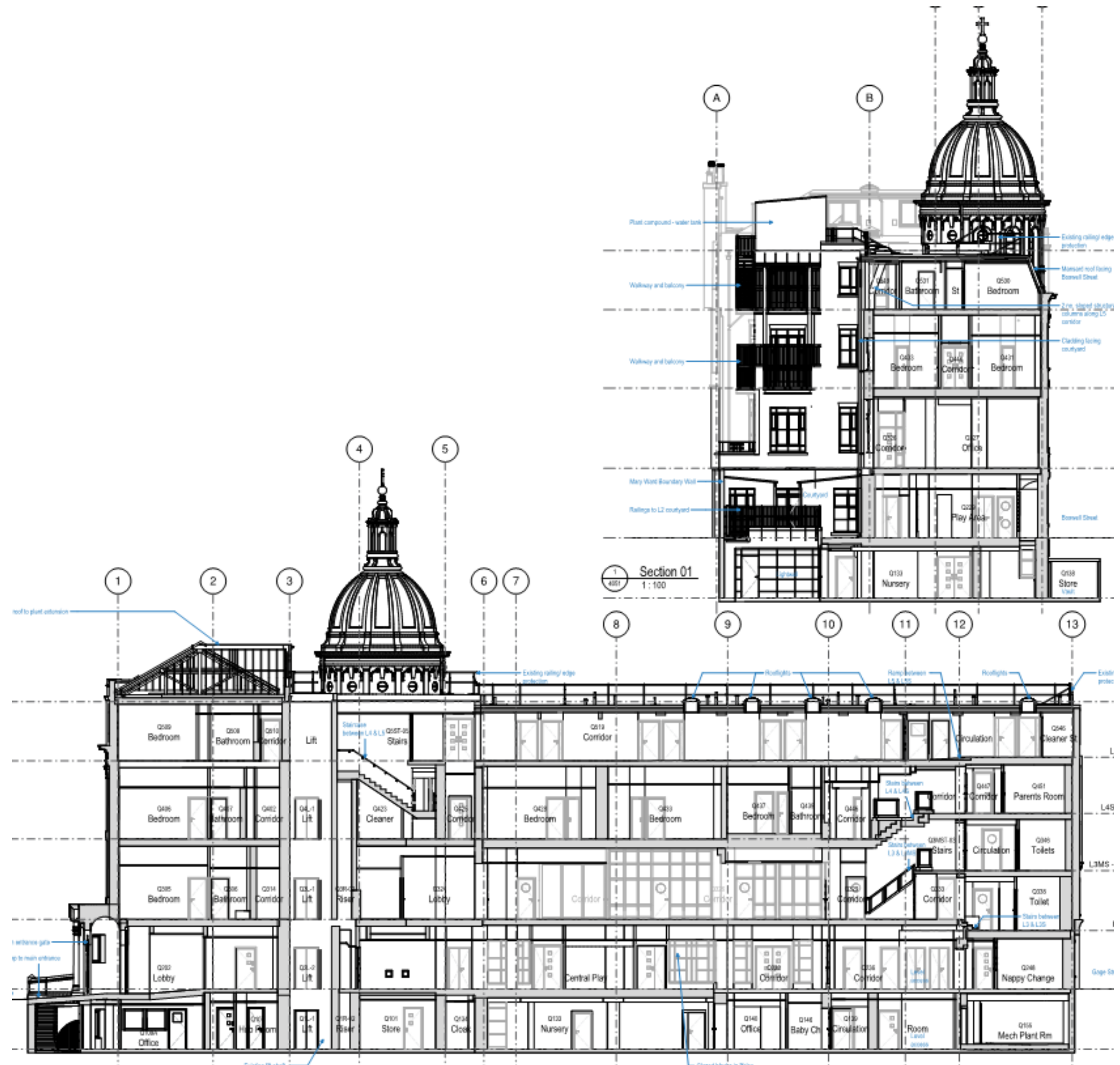


Above: Existing northwest courtyard elevation

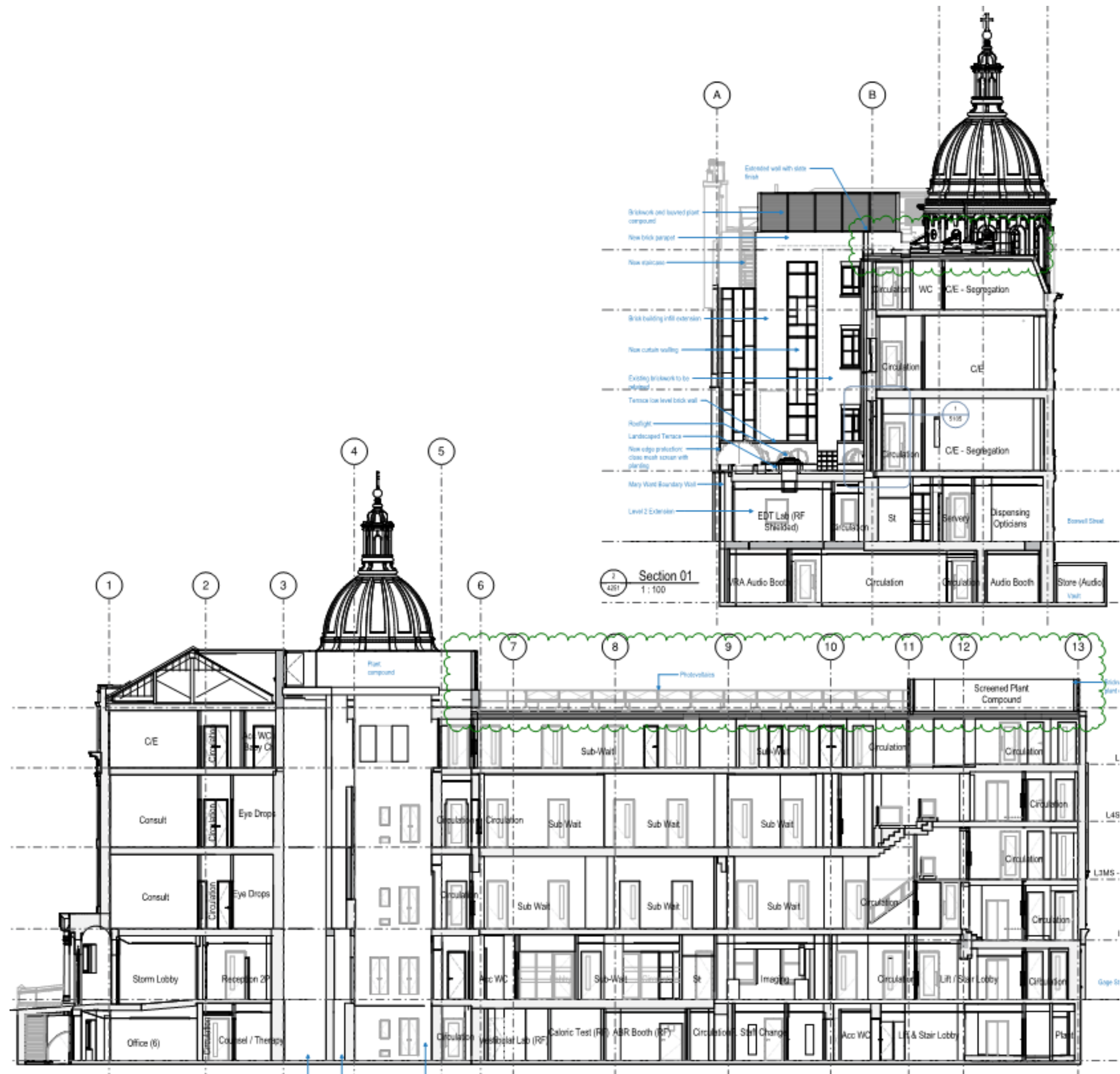


Above: Proposed northwest courtyard elevation

Right: Existing sections



Right: Proposed sections





Existing View from Queen Square



Plant compound does not
appear to be visible from
Queen Square

Proposed View from Queen Square



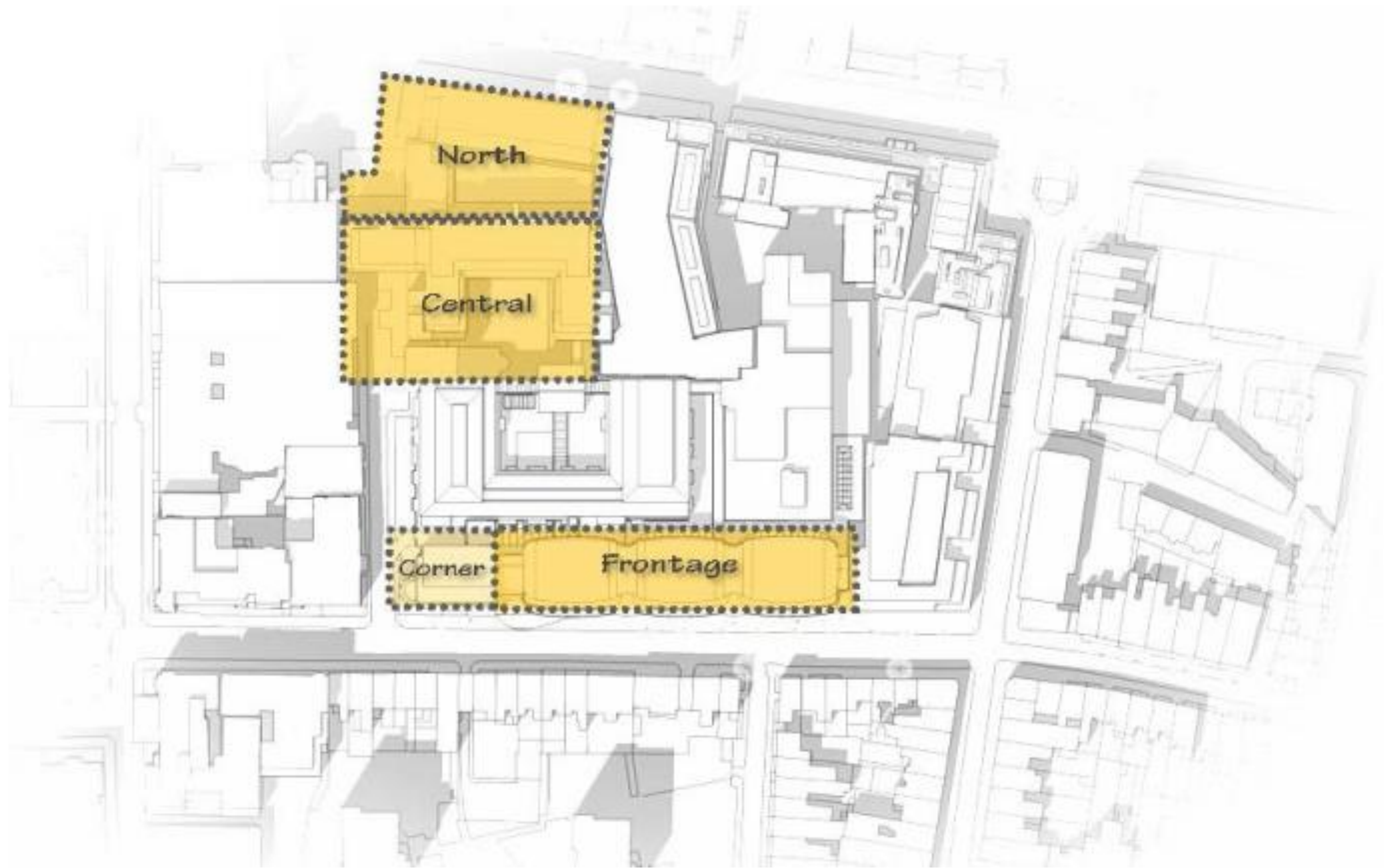
Above: Existing (left) and proposed (right) visualisations from Queen Square/Boswell Street



Above: Existing (left) and proposed (right) visualisations from Boswell Street



Left: Proposed visualisation of courtyard, looking north



Above: Next Masterplan phases