

Application ref: 2018/3182/P  
Contact: Jonathan McClue  
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Date: 16 October 2018

**Development Management**  
Regeneration and Planning  
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Sonnemann Toon Architects LLP  
Quality House  
6-9 Quality Court  
Chancery Lane  
London  
WC2A 1HP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

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

Proposal:

Removal of Condition 5 (details of insulated internal wall lining) of 2017/3938/L dated 21/06/2018 for Change of use to the existing building associated with the Great Ormond Street Hospital (GOSH), for use as an outpatient hospital (D1) and associated internal and external alterations to the building.

Drawing Nos: Heritage Appraisal Addendum - Internal Wall Insulation dated Jul 2018 and 1615-ST-Q1-ZZ-DR-A-5450.

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

Condition(s) and Reason(s):

- 1 The works hereby permitted shall be begun not later than the end of 21/06/2021.

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

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

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

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

Supporting Documents: Daylight and Sunlight Report Rev B (59474/16/SJP/BSC/ev) dated 27/07/2017, Runoff Calculation Rev 2 dated 24/07/2017, Advice Note on contents of a Surface Water Drainage Statement, Advice Note on contents of a Surface Water Drainage Statement, Biodiversity Assessment and Walkover Survey dated 12/07/2017, Building Fabric Survey dated 29/06/2017, Construction Management Plan (draft) Rev 1, Plant Noise Assessment Rev A (ref: 17135/002/sl) dated 05/07/2017, Transport Assessment dated July 2017, Air Quality Assessment dated July 2017, Energy and Sustainability Strategy Issue 01 dated 07/07/2017, BREEAM Feasibility Study Issue 03 dated 06/07/2017, Geo-Environmental and Geotechnical Preliminary Risk Assessment dated June 2017, Heritage Appraisal dated July 2017, Planning Statement dated 06/07/2017, Design and Access Statement Rev A6 dated 30/08/2017, Air Quality Response Note dated August 2017, Security & Crime Impact Assessment dated 13/07/2017, Ecology partnership letter dated 12/07/2017, Historical England letter (archaeological priority area) dated 15/06/2017, Consultation statement and CS06051701\_Total Drain Care Foul Drainage Plan.

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.

Informative(s):

1 Reasons for granting removal of condition 5.

This application is made under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which allows the variation or discharge of conditions. A Heritage Statement Addendum has been submitted that concludes that whilst the listed building has been substantially altered internally, the windows are very much part of the character of the building which add historical and architectural interest to the rooms. To accommodate the internal wall insulation required by the original listed building consent (condition 5), the window openings would have to become narrower by 80mm (typically 7% reduction of the width of the window) and the reveals 90mm deeper (typically 30% increase of the reveal). This would cause a level of harm to the listed building.

The Council's Senior Conservation Officer has reviewed the submission and visited the site. It is agreed that the proposed internal wall insulation is likely to harm the interior of the listed hospital by altering the spatial character and proportions of each room, reducing the size of the window apertures and the amount of the window frame visible, causing harm to fabric by requiring the timber window ledges to be broken out, extended and reset, introducing unsuitable non-traditional modern materials and tending to reduce the breathability of the structure.

Listed buildings are not obliged to meet all energy-efficiency requirements that conflict with the build's special historic interest. In this instance the internal wall insulation would cause harm and it is therefore preferable that it is not installed in the building.

On the above basis, condition 5 is removed.

The site's planning history has been taken into account when making this decision. One comment was received from Historic England confirming that

they do not need to be notified of the application.

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

As such, the proposal to remove the condition accords with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

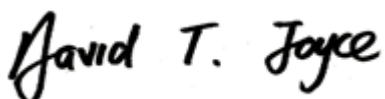
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning