

Application ref: 2018/2883/P
Contact: Jonathan McClue
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Date: 3 July 2019

Development Management
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Sonnemann Toon Architects LLP
Quality House 6-9 Quality Court, Chancery Lane
London WC2A 1HP UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

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

Proposal:

Variation of Condition 2 (approved plans) of 2017/3933/P dated 21/06/2018 for 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. **CHANGES INCLUDE** external alterations at lower ground, ground, third floor and roof level including to louvres, doors, walls, windows, coping and the plant enclosure.

Drawing Nos: Approved drawings: 1615-ST-Q1-ZZ-DR-A-1201 Rev A11, (1615-ST-Q1-)01-DR-A-2151; 02-DR-A-2152; 03-DR-A-2153; 04-DR-A-2154; 05DR-A-2155 and 06-DR-A-2156 Rev A11, (1615-ST-Q1-ZZ-DR-A-)3151-3152 and 4151 Rev A11, (1615-ST-Q1-ZZ-DR-A-)1201; 2231; 2236; 4251; 5151-5155 Rev A11, (1615-ST-Q1-)01-DR-A-2251; 02-DR-A-2252; 03-DR-A-2253; 04-DR-A-2254; 05-DR-A-2255 and 06-DR-A-2256 Rev A11,

Superseded drawings: (1615-ST-Q1-)01-DR-A-2151 02-DR-A-2152; 03-DR-A-2153; 04-DR-A-2154; 05DR-A-2155 and 06-DR-A-2156 Rev A4, (1615-ST-Q1-ZZ-DR-A-)3151-3152 and 4151 Rev A4, (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-DRA-2255 and Rev A4 and 02-DR-A-2252 and 06-DR-A-2256 Rev A6.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later 21/06/2021.

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 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-DRA-2055; 06-DR-A-2056; 01-DR-A-2151; 02-DR-A-2152; 03-DR-A-2153; 04-DR-A-2154; 05DR-A-2155 and 06-DR-A-2156 Rev A4, (1615-ST-Q1-ZZ-DR-A-)3051-3052; 3151-3152 Rev A11; 4051 Rev A4 and 4151 Rev A11.

Proposed Drawings: (1615-ST-Q1-ZZ-DR-A-)1201; 2231; 2236; 4251 and 5151-5155 Rev A11, (1615-ST-Q1-)01-DR-A-2151; 02-DR-A-2152; 03-DR-A-2153; 04-DR-A-2154; 05DR-A-2155 and 06-DR-A-2156 Rev A11, (1615-ST-00-03-DRA-)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, (1615-ST-Q1-)01-DR-A-2251; 02-DR-A-2252; 03-DR-A-2253; 04-DR-A-2254; 05-DR-A-2255 and 06-DR-A-2256 Rev A11.

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, GeoEnvironmental 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: 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 The development shall not be carried out other than in accordance with the details of the hard and soft landscaping and means of enclosure of all un-built, open areas approved under application 2018/3426/P dated 18/10/2018, or other such details which have been submitted to and approved in writing by the local planning authority. 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 The development shall not be carried out other than in accordance with the details of the cycle parking storage for at least 10 cycles approved under application 2018/2105/P dated 26/06/2018, or other such details which have been submitted to and approved in writing by the local planning authority. The cycle parking shall be provided prior to the occupation of the development, 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-Q1-06DR-A-2256 Rev A6 and (1615-ST-Q1-ZZ-DR-A-)4251 and 5152-5154 Rev A6, 1615ST-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 The development shall not be carried out other than in accordance with:

(a) the written programme of ground investigation approved under application 2018/1921/P dated 24/08/2018, or other such details which have been submitted to and approved in writing by the local planning authority, demonstrating the presence of soil and groundwater contamination and landfill gas.

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

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 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 The development shall not be carried out other than in accordance with the detailed submission outlining the re-accommodation of the psychological staff, the replacement parent's accommodation and confirmation of the replacement nursery, or other such details which have been submitted to and approved in writing by the local planning authority. 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 The development shall not be carried out other than in accordance with the details of the green roof biodiversity enhancement feature approved under application 2018/3426/P dated 18/10/2018, or other such details which have been submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To assess the development's 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.

- 18 The development shall not be carried out other than in accordance with the additional biodiversity enhancement features (such as bat bricks or boxes, bird boxes or bug boxes) approved under application 2018/3426/P dated 18/10/2018, or other such details which have been submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 20 Prior to the occupation of the development, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 21 The servicing strategy of the approved development shall be undertaken in accordance with the details within the Transport Assessment dated July 2017, whereby deliveries will be made to the Guilford Street servicing yard on the main Great Ormond Street Hospital site and transferred to the Italian Hospital by electric vehicles at a maximum frequency of one transfer per day.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting approval.

Proposal

This application includes minor-material amendments to planning permission that was granted for associated external and internal alterations and extensions to the existing building to create a dedicated sight and sound outpatient's

Facility for Great Ormond Street Hospital.

The main change over the extant permission includes an external brick riser to the southern end of the building. A new boiler flue is proposed in the same place as the existing flue, extending 1.5m above the top of the louvred compound to comply with regulations. Other external changes include to the internal courtyard, including the external stairs, as well as a second dry riser inlet cabinet to the front lightwell, as requested by Camden Building Control. An outward opening door is shown to Boswell Street. This change was also requested by Camden Building Control.

The main issues to consider are impacts on design and conservation, residential amenity and the public highway.

Design and conservation

The proposed external changes are considered to retain the quality of the original scheme and would preserve and enhance the character and appearance of the host building, and the conservation area. The replacement flue is considered to be a significant improvement over the extant permission, which included a much bulkier mock chimney. The other proposed external changes are considered to be non-material amendments to the original approval

Residential amenity

The proposal would not be materially increased in size and there would be no other significant impacts on the living conditions of adjoining occupiers. It is therefore considered that the proposed development would not result in an undue loss of light, outlook, privacy, or that it would increase levels of noise and general disturbance over the approved scheme.

Public highway

Building Control, due to fire safety requirements, have insisted that a staff door onto Boswell Street be outward opening. This conflicts with Transport Strategy who normally require that any external doors opening outwards need to be recessed. This is necessary to ensure opening doors do not constitute a hazard to pedestrians using the adjacent footway. The footway adjacent to the Boswell Street frontage is 3 metres wide. This is quite wide and would help reduce the risk of conflict. Transport Strategy have stated that in this instance the proposal would be acceptable, and that they can always install some cycle parking stands near the doors if they prove to be a problem further down the line. This would channel pedestrians away from the doors zone.

Policies

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed amendments are in general accordance with policies A1, A4, D1, D2, T1, T2, T3, T4 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer

