

Application ref: 2019/2528/P
Contact: Patrick Marfleet
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Development Management
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BDP
16 Brewhouse Yard
Islington
London
EC1V 4LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Boiler House
Great Ormond Street Hospital
Great Ormond Street
London
WC1N 3JH

Proposal:

Erection of two enclosed corridors at ground floor level to east and west sides of Boiler House building including installation of air handling unit at roof level.

Drawing Nos: 3068 - MPA - 01 - B1 - DR - AR - 01000 Rev P6, 3068 - MPA - 01 - B1 - DR - AR - 00050 Rev P1, 3068 - MPA - 01 - B1 - DR - AR - 01050 Rev P1, MECHANICAL SERVICES SECOND FLOOR/ROOF PLAN PLANT LAYOUT, 3068 - MPA - 01 - B1 - DR - AR - 21001 Rev P6, 3068 - MPA - 01 - B1 - DR - AR - 00125 Rev P2, 3068 - MPA - 01 - B1 - DR - AR - 01010 Rev P4, 3068 - MPA - 01 - B1 - DR - AR - 00130, 3068 - MPA - 01 - B1 - DR - AR - 00131, 3068 - MPA - 01 - B1 - DR - AR - 00132, 3068 - MPA - 01 - B1 - DR - AR - 00110 Rev P1, 3068 - MPA - 01 - B1 - DR - AR - 00120 Rev P1, Noise Statement MEDU-BDP-XX-XX-RP-YA-00001, Murphy Philipps Design and Access Statement

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 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 3068 - MPA - 01 - B1 - DR - AR - 01000 Rev P6, 3068 - MPA - 01 - B1 - DR - AR - 00050 Rev P1, 3068 - MPA - 01 - B1 - DR - AR - 01050 Rev P1, MECHANICAL SERVICES SECOND FLOOR/ROOF PLAN PLANT LAYOUT, 3068 - MPA - 01 - B1 - DR - AR - 21001 Rev P6, 3068 - MPA - 01 - B1 - DR - AR - 00125 Rev P2, 3068 - MPA - 01 - B1 - DR - AR - 01010 Rev P4, 3068 - MPA - 01 - B1 - DR - AR - 00130, 3068 - MPA - 01 - B1 - DR - AR - 00131, 3068 - MPA - 01 - B1 - DR - AR - 00132, 3068 - MPA - 01 - B1 - DR - AR - 00110 Rev P1, 3068 - MPA - 01 - B1 - DR - AR - 00120 Rev P1, Noise Statement MEDU-BDP-XX-XX-RP-YA-00001, Murphy Philipps Design and Access Statement.

Reason:

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

- 4 Before the use commences, the air-conditioning plant shall be provided with anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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.

Informative(s):

1 Reasons for granting permission.

The current application seeks permission for the erection of a small extension to create an enclosed corridor between Boiler House and the West Link building, the erection of a freestanding canopy between Boiler House and the East Link building, to protect staff and equipment from the elements, and the installation of air handling unit on the roof of Boiler House. The proposed works are associated with the intended use of Boiler House as the hospital's Medical Equipment Decontamination Unit.

The size and scale of the proposed extension and external canopy are considered to represent minor alterations that would not have a significant impact on the appearance and setting of the host and neighbouring buildings within the Great Ormond Street site. Similarly, the proposed air handling unit would be located at roof level in an area of existing plant equipment and its size and scale is not considered to cause harm to the appearance of the host building.

Furthermore, Boiler House is completely screened from public view due to its location in the middle of the hospital site, and is flanked by taller buildings on all sides, including the 7-8 storey Nurses Home building which fronts onto Guilford Street. Therefore, the proposed alterations are not considered to cause harm to the character of the surrounding conservation area.

The proposals would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. The submitted acoustic report has been reviewed by the Council's environmental health officer who has confirmed the proposed air handling unit would comply with the minimum noise standards of the Local Plan, subject to conditions.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposal is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

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 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer