

Address:	Great Ormond Street Children's Hospital Great Ormond Street London WC1N 3JN		3
Application Number(s):	2017/3377/P	Officer: Jonathan McClue	
Ward:	Holborn & Covent Garden		
Date Received:	12/06/2017		
Proposal: Erection of a three storey building within the Southwood Courtyard to provide 998sq.m (GEA) of healthcare space (D1), including physiotherapy and rehabilitation facilities and an iMRI suite and operating theatre for use by Great Ormond Street Hospital. Works include a stair link at second floor level to the Southwood Building, a two storey link to the Variety Club Building, entrance ramps and stairs, a green roof, cycle parking, artificial lighting, plant equipment and associated works.			
Background Papers, Supporting Documents and Drawing Numbers:			
Existing Drawings: (00)011 Rev C, (01)033, (02)012 Rev G and 013-015 Rev F.			
Proposed Drawings: (01)001 Rev H; 002-003 Rev S; 004 Rev M and 005 Rev L, (02)017-020 Rev G, (03)006-008 Rev F and 009 Rev E, (04)009.			
Supporting Documents: Sunlight and Daylight Analysis dated June 2017 (including Sunlight and Daylight Statement by Delva Patman Redler LLP and Interior Lighting Analysis by Richard Stephens Partnership); Sustainability Statement dated June 2017; Built Heritage Statement (ref: JCH00072) dated June 2017; (01)029-032 Rev H; (09)002 Rev E 003 Rev F and 006 Rev G; (09)011 Rev F; Archaeological Desk Based Assessment dated June 2017; BREEAM Pre-Assessment Summary Report dated 14/03/2017; Cover letter dated 09/06/2017; Construction Management Plan dated June 2017; Ground Conditions Report dated June 2017; Plant Noise Assessment (ref: 17/0132/R1-1); Planning Statement dated June 2017 and Design and Access Statement dated June 2017.			
RECOMMENDATION SUMMARY: Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement			
Applicant:	Agent:		
Mr Martin Davidson Great Ormond Street Hospital 40 Bernard Street London WC1N 1LE	BDP 16 Brewhouse Yard Clerkenwell London EC1V 4LJ		

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GEA m ²)

Existing	D1 Non-Residential Institution: Existing courtyard (compound building)	139.7m ²
Proposed	D1 Non-Residential Institution: Proposed building	998m ²

OFFICERS' REPORT

Reason for Referral to Committee: Minor development involving the construction of upwards of 500m² of non-residential floorspace [clause 3(ii)].

1 SITE

1.1 The wider site is Great Ormond Street Hospital (GOSH), which is a campus of buildings that occupies the majority of a perimeter block bounded by Guilford Street, Lamb's Conduit Street, Great Ormond Street and Queens Square (the northern, eastern, southern and western boundaries respectively). The frontage elements of the hospital site fall within the Bloomsbury Conservation Area, whilst the internal elements of the block are outside the conservation area (CA). The hospital campus lies within the protected vista from Primrose Hill to St Paul's Cathedral. GOSH is the United Kingdom's largest paediatric hospital. The character and appearance of the buildings range in age and style from late Victorian to 21st Century contemporary. It includes in-patient wards, ambulatory services, an emergency department and other support departments. Figure 1 (below) shows the wider campus outlined in blue with the application site in red. The proposed building is labelled as the Southwood Courtyard Building.

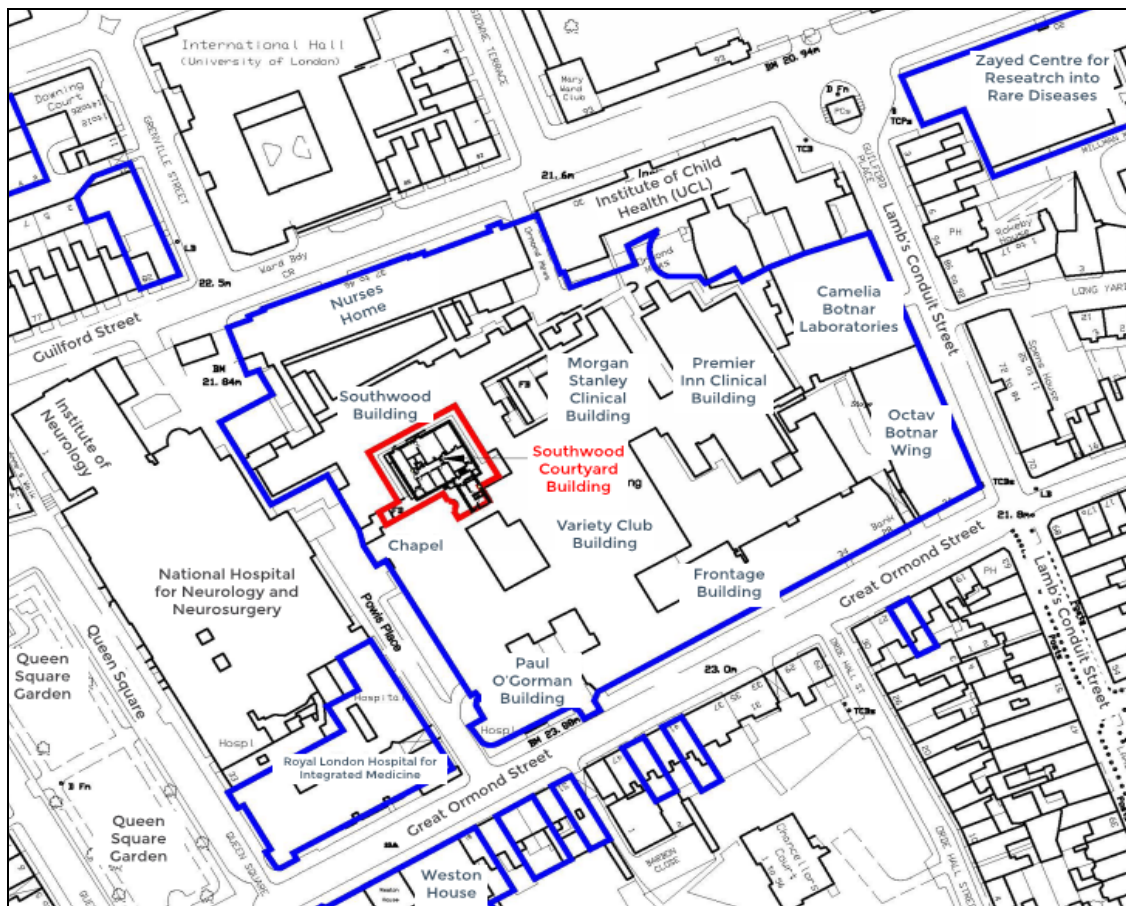


Figure 1 (above): Location of application site and wider GOSH Campus

- 1.2 The surrounding buildings within the CA are predominately Georgian and Victorian townhouses between three to six storeys in height. Many of these buildings are listed for their historic and architectural importance, contributing to the rich and varied heritage setting of the area. Modern infill developments exist to the north and east of the campus. Coram's Fields to the northeast, is a large open space occupying seven acres of children's playground, sand pits, a duck pond, café and nursery. Russell Square underground station and the Brunswick Centre are located to the northwest. To the east is Russell Square, a large garden square. Weston House, a patient and family hotel, is located to the south.
- 1.3 The application site relates to an external courtyard within the GOSH campus; adjacent to the Southwood Building, Variety Club Building and Paul O'Gorman Building. Powis Place, a privately owned road, lies to the west of the site. The courtyard is located behind the hospital's frontage buildings on Great Ormond Street and includes a single storey contractor's office that is currently disused, gas bottle storage and redundant plant. The existing courtyard layout is shown within figure 2 (below). Within the courtyard and adjacent to the proposal is the grade II* listed Chapel of St. Christopher (Hospital Chapel/Chapel). It is noted that the Chapel was moved to its current location in the late 1980's and currently benefits from the openness of the courtyard around it and the light which penetrates its Clayton & Bell Stained Glass windows.

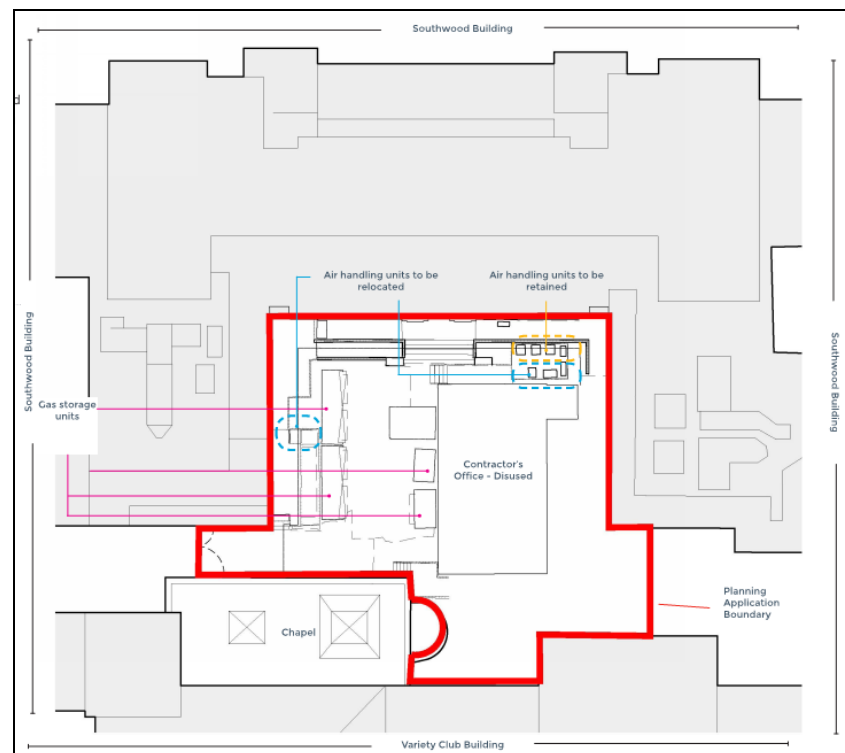


Figure 2 (above): Existing courtyard layout.

2 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a three-storey building within the Southwood Courtyard to provide 998sq.m (GEA) of healthcare space (D1) for GOSH, including:
- Physiotherapy and rehabilitation facilities at ground floor (Level 2);
 - An iMRI Suite comprising a room for a 3T MRI machine and another for an operating theatre, with ancillary rooms at first floor (Level 3);
 - Plant and equipment rooms to serve the new facility at second floor (Level 4);
 - Two chiller units at second floor;
 - A green roof (third floor level);
 - Eight cycle spaces via four Sheffield Stands;
 - Artificial lighting via Kalwall panels on two sides of the ground floor;
 - The statue of St Christopher would be relocated to the south between the apse and the hospital corridor.
- 2.2 The proposed works include a stair link at second floor level to the Southwood Building, a two-storey link to the Variety Club Building, entrance ramps and stairs.
- 2.3 The proposed building would be a steel framed structure with piled foundations. Metal panels with printed fabric screen panels are proposed above first floor level. The screen panels have the ability to have any printed image desirable.
- 2.4 The development is part of GOSH's on-going commitment to updating their existing facilities to deliver an improved model of care into the 21st Century. Redevelopment of the wider campus is substantially underway, with a number of buildings and associated public realm works already completed, occupied or under construction. This includes the Morgan Stanley Clinical Building (opened in 2012), the Premier Inn Clinical Building (scheduled to open in October 2017) and the Zayed Centre for Rare Disease in Children (due for completion by the end of 2018). The current proposal comes forward as part of GOSH's next phase of works in relation to the Frontage Building (more detail in section 7 – background (below)).

3 RELEVANT HISTORY

- 3.1 GOSH 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 GOSH site has had a number of planning permissions in relation to its redevelopment, with the most significant recent schemes including:
- 3.2 **PSX0004609R3 and CSX0004069:** Planning permission and Conservation Area Consent were granted on 01/02/2001 for the erection of a new building for clinical use by GOSH, comprising sub-basement, basement and five upper

floors plus plant (Class C2), following the demolition of Charles West Building fronting Lamb's Conduit Street and two bays of Great Ormond Street building.

- 3.3 **2007/4116/P:** Planning permission was granted on 27/11/2007 for the demolition of the 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.
- 3.4 **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 between GOSH for Children NHS Foundation Trust and University College London (UCL).
- 3.5 **2015/5353/P:** Planning permission was granted on 24/03/2016 for the installation of 4 chiller units at roof level of the Variety Club Building (East and West Roofs) with associated screening and pipework.
- 3.6 **2017/3933/P and 2017/3938/L:** Planning permission and listed building consent are currently being considered for the change of use for the Italian Hospital (40-41 Queen Square) into an outpatient facility for sight and sound deficiencies.

4 CONSULTATION SUMMARY

Statutory Consultees

- 4.1 Historic England (HE) on 29/06/2017 – confirmed that they are happy with the sensitive approach taken to the proposal. HE are assured by the submitted Sunlight and Daylight Analysis and the mitigating steps outlined within it, including a three tier lighting system in order to safeguard the significance of the Chapel's stained glass. They recommend that once in situ, the quality of the light and the proposed timings are monitored for a period to ensure that the levels are appropriate. In addition to the Kalwall panels and LED lighting to the apse, HE noted that the two currently unlit stained glass windows on the south side against the Variety Club Building would benefit from new LED lighting with dimming and colour rendering, having discovered disused light boxes from the construction of the Variety Club Building. This enhancement would allow more of the Clayton and Bell stained glass to be appreciated by the Chapel's visitors.

HE 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.

- 4.2 HE Greater London Archaeological Advisory Service (GLAAS) on 27/06/2017 – The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: London Suburbs. The site lies close to the projected line of the 17th century Civil War Defences. Much of the above ground structures were likely removed shortly after the end

of the Civil War; however, there is a potential for the infilled remains of the defensive ditch. Evidence of the defences has been encountered at the British Museum, 540m to the south-west of the application site. The submitted Archaeological Desk Based Assessment (CgMs, June 2017) details the results of two phases of evaluation carried out as part of part previous Great Ormond Street Developments to the east of the application site. No evidence of the Civil War Defences were encountered; however, it must be noted that that these trenches were relatively small and widely dispersed and so the lack of evidence does not entirely mean that there is no evidence elsewhere in the vicinity.

It is acknowledged that previous development within the application site is likely to have resulted in varying degrees of impact on archaeological remains. Both the archaeological assessment and the submitted Ground Condition Assessment show that the upper 2-2.7m of deposits comprise of loose rubble and brick backfill, although if the defensive ditch is present, then this would survive at depth, most likely below these previous impacts.

The proposed development is not considered to be large in scale, and the primary impact would be from piled foundations including the pile caps and beams. In light of this an evaluation would be required to ascertain if evidence of the Civil War ditch survive within the site. Given the small scale of the impacts, this could be carried out as part of an archaeological condition. A condition is therefore recommended to require a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

Conservation Area Advisory Committee

- 4.3 The Bloomsbury CAAC were consulted on 13/06/2017. No response has been received.

Adjoining Occupiers

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

- 4.4 A site notice was displayed from 16/06/2017 and an advert was made in the local press on 22/06/2017. No comments from surrounding occupiers were received.

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)

A1 (Managing the impact of development)

A2 (Open space)

A3 (Biodiversity)

A4 (Noise and vibration)

D1 (Design)

D2 (Heritage)

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)

5.5 **Supplementary Planning Policies**

Camden Planning Guidance (CPG)

- CPG1 Design 2015
- CPG3 Sustainability 2015
- CPG6 Amenity 2011
- CPG7 Transport 2011
- CPG8 Planning obligations 2015

5.6 **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	Consultation and Procedure
7	Background
8	Land Use
9	Design, Conservation and Heritage
10	Neighbouring Amenity
11	Transport and Access
12	Sustainable Design and Construction
13	Trees and Landscaping
14	Contaminated Land
15	Archaeology
16	Community Infrastructure Levy (CIL)
17	Section 106 Obligations
18	Conclusion
19	Legal Comments

6. Consultation and Procedure

- 6.1 A Statement of Engagement was submitted with the application (as part of the Design and Access Statement) setting out the consultation undertaken to support the proposal. Pre-application consultation took place with the Council, Historic England, the Hospital's Chaplain, GOSH NHS Trust and User Groups and the Resident's Liaison Group. The meeting with the Resident's Liaison Group took place on 21/02/2017. The key message from the consultation was in relation to the impact to nearby residents in the area, particularly during the construction phase. In order to take account of the construction impact of the proposal and protect the amenity of surrounding residents, a draft CMP has been submitted alongside the planning application. It details the methods that would be employed by the main contractor to minimise the potential negative impacts associated with the construction. A further meeting was scheduled

towards the end of July, with further opportunities to engage in person with the Trust being made available.

7 Background

History of GOSH

- 7.1 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.
- 7.2 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.
- 7.3 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.

Masterplan

- 7.4 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.
- 7.5 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 3 (below), shows the locations of phases 1, 2 and 3.

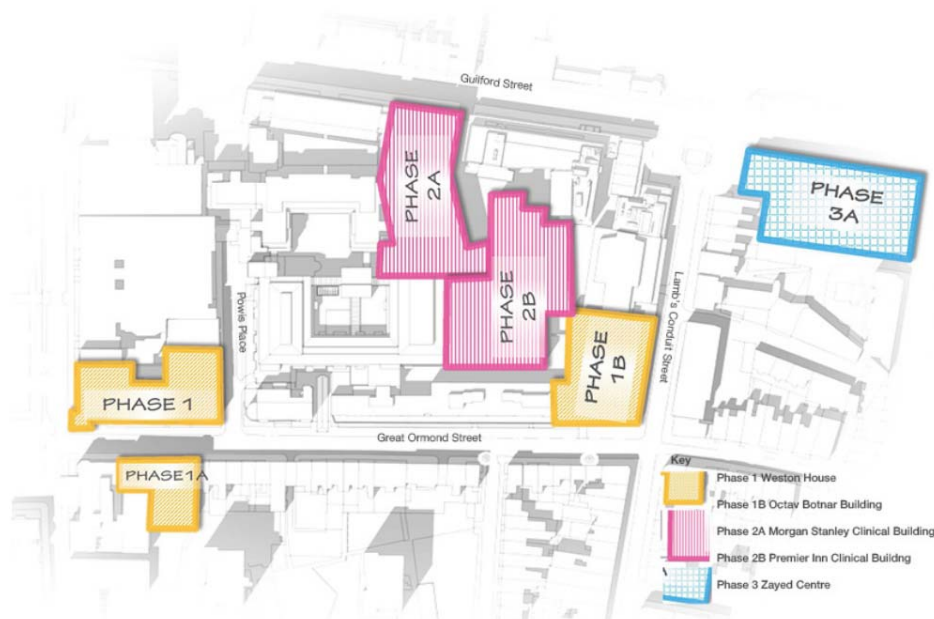


Figure 3 (above): Site plan of phases 1-3

- 7.6 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.
- 7.7 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 4 (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.

7.8 The proposed development within the Southwood Courtyard as part of this application, which would be constructed within the central area of Figure 4 (above), does not form part of the Masterplan. The facilities that the proposal is seeking to provide, most notably the iMRI, are anticipated to be incorporated within the Phase 4 development (expected opening 2023). Phase 5A (the first part of Phase 5) includes the application site where the proposal would be constructed. Construction works are anticipated to be undertaken for Phase 5A between 2022-2024, with enabling works being undertaken between 2021-2022. The proposal therefore has the potential to prejudice the implementation of the Masterplan.

Justification for proposed development

7.9 In order for GOSH's services to keep pace with other centres and to provide the best outcomes for their patients, they want to establish an iMRI facility in advance of the Phase 4 opening. The neurosurgical department currently undertakes surgery for 80 to 100 new paediatric brain tumours and 80 epilepsy cases every year. Younger patients are considered to benefit most from having their surgery in a theatre with MRI capability. GOSH is one of the four nationally designated Children's Epilepsy Surgery Service (CESS) centres and epilepsy numbers are projected to increase to 120 annually over the next two years. This makes it the busiest neurosurgical unit for paediatric neuro-oncology and epilepsy surgery in the UK.

7.10 Many large neurosurgical departments throughout the world have installed iMRI, including large paediatric units in the United States, Europe, Australia, South America, major private Asian centres, Israel, China and Turkey. GOSH is the last major children's hospital in the UK to establish an iMRI facility.

Recent iMRI facilities have been built at Alder Hey Children's Hospital (Liverpool) and Sheffield Children's Hospital. Availability of iMRI would complete GOSH's oncology and epilepsy surgery service package. The Trust currently has five MRI scanners, none of which has intraoperative capability. GOSH's aim is to maximise the use of the 3T MRI, using it for outpatient and inpatient activity and research, as well as intraoperative patients/research subjects.

7.11 GOSH expects that the iMRI facility would be used by between 100 to 200 patients per annum and envisage this number would slowly increase over time. The clinical and other benefits from the iMRI proposal include:

- provides an assessment of a tumour resection, which can be carried out during the surgery. This method allows more precise resection with better protection of surrounding functioning brain tissue. It leads to the best chance of survival and quality of life, better seizure control in epilepsy surgery, ensures tumours are removed completely prevents second (follow up) operations
- resection without iMRI can be suboptimal. It can sometimes lead to children requiring chemotherapy or radiotherapy
- reduces amount of scanning and general anaesthetic required, which is particularly beneficial for younger children
- the theatres would be used by other specialities and the MRI scan room will be used for imaging day-cases, inpatients, outpatients and research
- the proposed location gives GOSH the opportunity to co-locate the iMRI with existing operating theatres within the Variety Club Building. This provides advantages operationally, such as efficient patient flows and in reducing the space required for support accommodation, which can be shared where appropriate

7.12 The Physiotherapy and Rehabilitation Services provided by GOSH are currently located within the Frontage Building, where development is anticipated to commence in 2019/2020 under Phase 4. The proposal allows GOSH to move the facilities into up-to-date modern facilities. The central location at ground level will benefit children and young people attending physiotherapy with direct access from the hospital's main entrance without taking the lift to access the facility, as they currently do. It would allow the expansion of the Physiotherapy and Rehabilitation Facilities and Services to treat a wider variety of conditions. The new facility would include space for GAIT assessment and a plaster room.

8. Land Use

Principle of development

8.1 The supporting documentation seeks to demonstrate that the facilities, in particular the iMRI, are essential for GOSH. The hospital does not currently

contain an iMRI and its provision could ensure that GOSH would continue being a renowned paediatric facility. The benefits of iMRI are summarised in paragraphs 7.9-7.12 (above). The proposal for the equipment to be located within the Southwood Courtyard has been submitted as a temporary medium term solution in response to an urgent requirement to provide intraoperative MRI for patient safety reasons. Other sites within the hospital campus were evaluated but discounted as unsuitable during the feasibility stage. The submitted material as part of the application includes a summary of the alternative locations and why they have been discounted, the benefits of the selected location and a detailed Engineering Feasibility Report was undertaken by ARUP in 2015.

- 8.2 Various locations for the proposal were considered including the Octav Botnar Wing, Premier Inn Clinical Building, Variety Club Building and Morgan Stanley Clinical Building. An iMRI Suite requires two large rooms, one for the operating theatre itself and one for the MRI unit. In addition, the facility must connect as closely as possible to existing operating theatres, recovery and staff facilities. This is to allow scans to be carried out without the need to remove the patient from the theatre environment. A large amount of plant is necessary along with generous floor to ceiling heights. The applicant has satisfactorily demonstrated that no other options within the GOSH site are feasible and that the proposed location is the most suitable, given the space available to construct a new building and its co-location with existing operating theatres and location near the heart of the campus.
- 8.3 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 would enhance the existing facilities of GOSH by providing a much needed iMRI suite that it currently does not contain. Approximately 200 patients a year would benefit from the proposal, which would dramatically improve the service provided and improve young lives. As such, officers welcome the principle of the proposal and its significant contribution to the borough.

Mixed-use policy

- 8.4 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, triggering the requirement for a secondary use if appropriate.
- 8.5 The application site lies within the heart of a hospital campus. A secondary non-hospital related use would not be considered acceptable in this location. Given the site constraints, self-contained housing would not be compatible with the character and operation of the hospital. The proposal includes an iMRI and physiotherapy facilities associated with GOSH. 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.

Impact on Masterplan

- 8.6 As highlighted in paragraphs 7.6-7.8 (above), GOSH is undertaking ongoing phased development as part of a Masterplan that has been created in consultation with the Council. The Southwood Building and other buildings around the courtyard (that is the subject of the proposal) are highlighted as being demolished with buildings constructed in their place as part of Phase 5 of the Masterplan. Enabling works are planned to commence in 2021. While the Masterplan is not a formal planning document, and these anticipated works would be subject to planning permission, it is important that the proposal does not prejudice the wider development of the site.
- 8.7 Phase 4 of the Masterplan (the Frontage Building) is expected to be completed by 2022/23. It would include upgraded IMRI facilities as part of the development. The proposal put forward as part of this application is therefore a temporary measure until a long-term solution and implementation of Phase 4 is complete. Given that the iMRI is required for a period of 8 years before it would be transferred into the frontage building (on Great Ormond Street, constructed as part of Phase 4), and to prevent it from prejudicing the development of Phase 5, a condition would be attached to any planning permission requiring the building to be removed after 8 years. This requirement would be further enforced via a planning obligation.

9. Design, Conservation and Heritage

Site context

- 9.1 The proposed development is located within an external courtyard of the GOSH campus, which contains gas bottles, flammable stores and contractors' accommodation in the form of single storey structures. It is enclosed by the Southwood Building to the north, east and west, and the Variety Club Building and the Paul O'Gorman Building to the south. The Southwood Building and Variety Club Buildings, which are ten and five storeys high respectively, dominate the application site while overshadowing the other building adjacent to proposal, the Chapel of St Christopher (Chapel).
- 9.2 The courtyard falls outside of the Bloomsbury CA, which excludes the majority of the GOSH campus. To the north of hospital lies Coram's Fields, Mecklenburgh, and Brunswick Squares, which together make up a grade II registered park. Figure 5 (below) shows the CA and nearby heritage assets in context with the application site. Immediately adjacent to the proposed building is the Hospital Chapel which is a grade II* listed building. The Chapel was built in 1875 by Edward Middleton Barry, designed in a neo-byzantine style. The interior is rich in decoration including marble pillars with gilded capitals, wall paintings, brass gates, terrazzo floor and a central dome. The stained glass depicting the nativity in the apse was designed by Clayton and Bell and is a focal point within the Chapel. Clayton and Bell was one of the most prolific workshops of stained glass during the 19th and 20th centuries. The Chapel continues to be cherished by patients and their families and is an important

place for support and contemplation. The Chapel underwent changes in the early 1990s when it was moved to its current location due to construction works to other parts of GOSH. It is accessed through the Variety Club Building and the existing Southwood Courtyard setting is not considered to contribute to its significance.

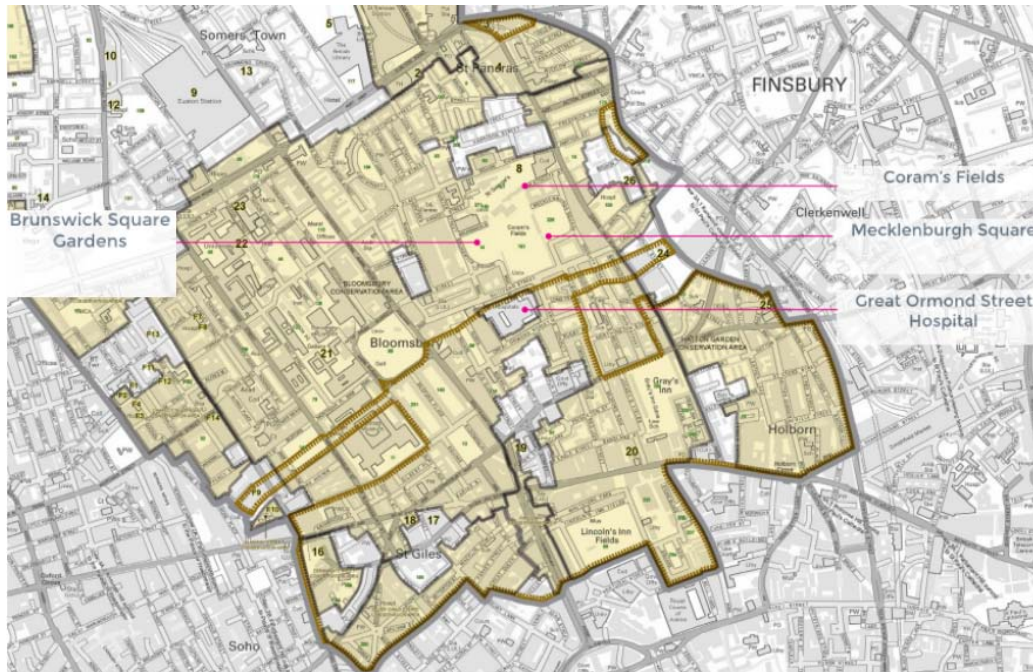


Figure 5 (above): GOSH in context of Bloomsbury CA (shaded area) and other adjacent heritage assets

Statutory duty and assessment of harm

- 9.3 In considering developments affecting a listed building or its setting, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 9.4 Special attention must also be paid to the desirability of preserving or enhancing the setting of the adjacent Bloomsbury CA, under s.72 of the aforementioned statute as amended.
- 9.5 Paragraph 132 of the NPPF advises that great weight should be given to a designated heritage asset's conservation when considering the impact of a proposed development on its significance, in this case being the adjacent listed Chapel and the Bloomsbury CA. The NPPF also cites in Paragraph 134 that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

Design and appearance of building and impact on surroundings

- 9.6 The proposed development includes a single building comprising three storeys. It would have a maximum height of 14.14m above the courtyard and a footprint of 387.74m². The building would have a steel-framed structure, pile foundations and in-situ concrete floors. It would sit on a brick base, include Kalwall translucent panels over the majority of the ground floor level and insulated metal panels with printed fabric screen sheets above. Two chiller units are proposed within a recessed area to the south at second floor level. The plant and equipment rooms on this level are largely enclosed, to improve visual amenity and reduce noise. At roof level, a total area of 258m² would be provided for a green roof enclosed by a perimeter fence. The new building has been designed to link to the theatres and recovery area on the first floor of the Variety Club Building. On the ground floor, the connection would be made behind the main reception area of the Variety Club Building. As part of the development the statue of St Christopher would be relocated to the south of the apse, where it would be appreciated better by the general public from within the surrounding buildings.
- 9.7 The Kalwall panels are a high performance translucent building envelope system that diffuses light. The system will create a 'light box' at lower levels to provide an illuminated base to the building and help illuminate the interior of the adjacent listed Chapel. Other lighting is proposed as part of the development as explained in para 9.12 (below).
- 9.8 The screen panels have the ability to have any printed image desirable. They would allow light to penetrate into the building while providing a degree of privacy for patients within them. The intention is for the screens to be printed with a design commissioned by the GOSH Arts team. A series of workshops with children, young people, families and staff at the hospital are planned to inform the design of the artwork. The final details would be secured by planning condition.
- 9.9 The proposed building is considered to respect the character of the surrounding buildings and the courtyard setting and would be constructed of high quality and sustainable materials. Given its location within the courtyard, which is enclosed on all sides by taller buildings, the proposal would not impact the setting, character or appearance of the Bloomsbury CA or the other designated heritage assets outside of the GOSH campus.

Setting of grade II* listed Chapel

- 9.10 The location of the proposal has the potential to impact on the character and setting of the adjacent listed structure. The Chapel lost its original setting when it was moved in the 1990s. The present setting of the Chapel, within the Southwood Courtyard, is cluttered with non-descript service and storage facilities. It is also overshadowed by the surrounding buildings, which are ten and five storeys high. In addition, its exterior has almost no architectural articulation, besides the stained glass windows and apse, and is thus considered to contribute very little to the Chapel's significance. Due to the above, the principle of a new building within the courtyard is considered acceptable.

9.11 As implied above, when inside the Chapel the current exterior setting is not apparent or important to the visitors' experience. The significance of the Chapel lies mainly in the high aesthetic value of its interior. The stained glass in the apse is relatively well lit considering the height of its courtyard setting. Consequently, the close proximity of the proposed development to the apse has the potential to reduce light within the Chapel. The change in the amount and quality of light could harm the ability to appreciate the Clayton and Bell stained glass through diminishing its luminosity, and in turn affect the character and atmosphere of the Chapel. Natural daylight has a quality that changes throughout the day, with seasons and weather. The stained glass currently has the ability to become vibrant on a bright day, and recede at night or on an overcast day. This is a quality that enhances the experience of the Chapel, and connects it with the outside environment.

9.12 As mentioned above, and described in para 9.7, the proposed façade adjacent to the apse would be fitted with Kalwall panels. The proposed Kalwall system would emit light towards the Chapel, penetrating light through the stained glass windows. In order to enhance the experience of the Chapel and connect it to the outside environment, the proposal would include the following:

- internal corridor lighting on the lower levels of the new building to shine through an opaque wall-cladding system. The lighting element would be controlled via a time switch to ensure that it is operating when the Chapel is available for occupation
- a continuous strip of linear LED luminaires are proposed at high and low level to shine down and up along the length of wall facing the Chapel. This would contribute to the Chapel's 'light box' effect and spill through the Kalwall into the internal corridor areas. These LED luminaires would be time switch controlled
- in-ground mini-LED spotlights aimed up onto the back of each stained glass panel so that some light would be directed through the glass and into the Chapel to 'lift' the eastern end in the same way that natural daylight would. These spotlights would be controlled via a time switch

9.13 Through the use of the three different lighting elements, it would be possible to vary the illumination levels to replicate the natural rise and fall of light during a 24-hour cycle. This would be achieved by switching on the corridor lights in the morning, followed by the linear LEDs an hour later then the floodlights. During the evening, a similar shutdown sequence could be followed.

9.14 The application is supported by an Interior Lighting Analysis. The appointed light consultant undertook a visual and measured survey of the lighting levels in the Chapel. With the methods described above, they concluded that there would be no detriment to its internal appearance and that it may even be possible to enhance the space by raising the illumination levels by a small degree. In addition, the light consultant noted that there are two existing stained glass windows inside the Chapel, on the south side, that are permanently dark.

This is due to the Variety Club Building abutting the south wall of the Chapel, blocking all sources of natural light to the windows. Following this discovery, two shallow cupboards were found in the corridor of the Variety Club Building that line up closely to the rear of both window openings. These cupboards contain light boxes with fluorescent lamps that must have illuminated the stained glass windows for a period of time after the Variety Club Building was constructed. The light boxes are likely to be 20 years old so a full replacement is proposed as part of the development. They would use LED technology with dimming and colour rendering to suit the overall design intent of the Chapel lighting scheme. Therefore, the 'lost' images on the stained glass would be reinstated, creating an improvement to the interior of the Chapel.

9.15 Historic England were consulted during the pre-application process and have written in support of the proposal. They are assured that the proposed three tier lighting system would safeguard the significance of the Chapel's stained glass, and welcome the enhancement to the significance resulting from the works to improve the two neglected windows described above. Historic England recommended that once in situ, the quality of the light and the proposed timings are monitored for a period to ensure that the levels are appropriate. A condition would be attached to the planning permission to require details of this monitoring process.

9.16 As such the development proposals are considered to cause no harm to the Chapel's significance and in one instance, they are considered to provide an enhancement to its setting. Therefore, the development proposals are considered to be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. They are also considered to be in accordance with policy D2 of the Local Plan, by preserving and enhancing the setting of the designated heritage asset.

10. Neighbouring Amenity

Staff and patients

10.1 The external courtyard, where the development is proposed, is enclosed by three GOSH buildings. This includes the ten storey Southwood Building to the west, north and east, and the Variety Club Building and the Chapel to the south. Due to the nature of the proposal, which infills the majority of the courtyard with a three storey building, the impact on the existing users of these spaces needs to be assessed. The impact on the Chapel and its users has been assessed above.

10.2 The Variety Club Building facing the courtyard to the south has circulation space running around its perimeter. In addition, the adjacent elevation faces the Chapel and has a large stair core. It is therefore considered that the proposal would not impact on the users of this building. Figure 6 (below) shows the existing and proposed ground floor uses.

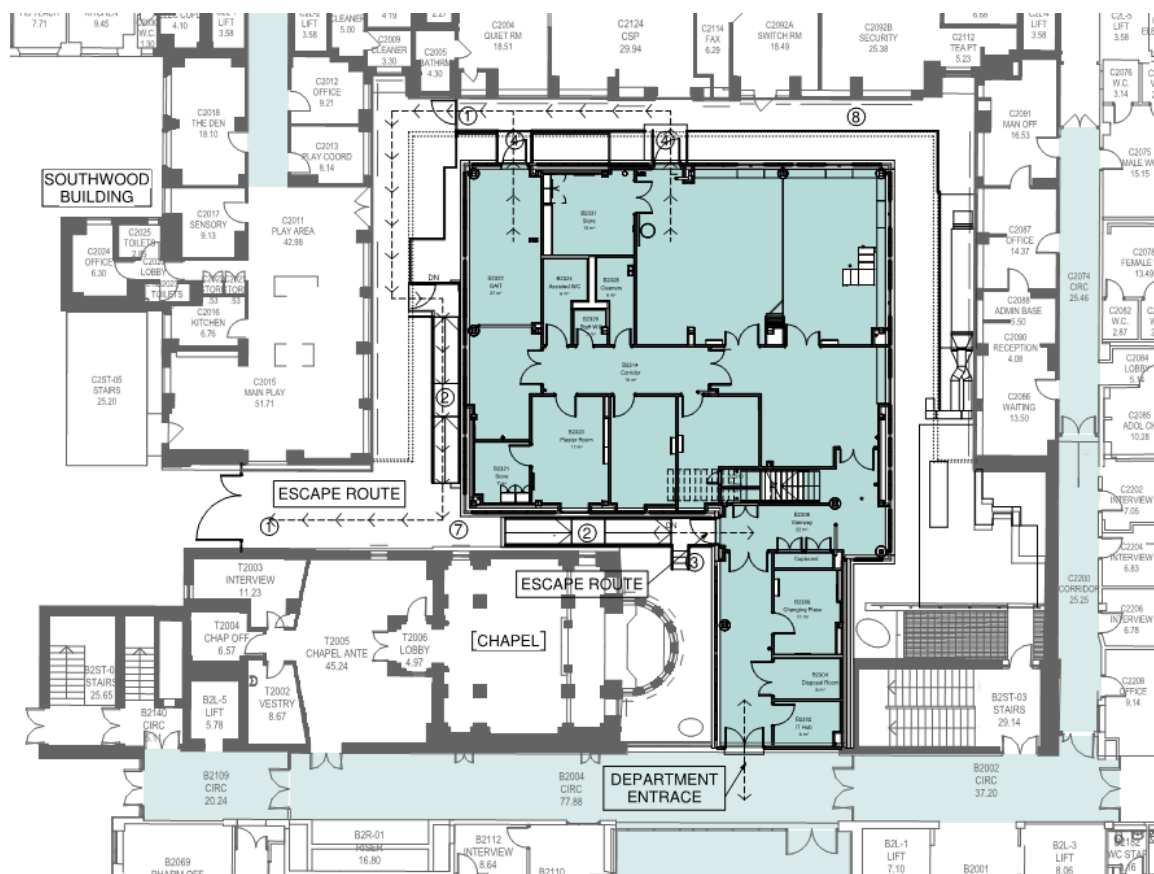


Figure 6 (above): Ground floor uses. The lighter blue shows the corridor/circulation space. The Variety Club Building is at the bottom of the image.

10.3 The accommodation within the Southwood Building, which has windows facing the application site, is predominantly staff and support accommodation at the lower levels, and patient areas including inpatient wards above. The elevation facing the proposal has projecting balconies above ground floor level. These balconies are two metres deep and shadow the windows that are set behind them. A high proportion of windows behind the balconies are obscured with frosted film and further obscured by a mesh covering. GOSH is planning to move the clinical uses from the Southwood Building into the new Frontage Building as part of Phase 4 of the Masterplan. The Southwood Building is planned to be used for decanting and in the future will provide progressively less in-patient accommodation.

10.4 The supporting documents include a full photo schedule of all the affected windows within the Southwood Building. Around 50% of the windows are obscured or infilled. Light and outlook is already limited to those windows which are not compromised, through the balcony overhangs and impermeable screen guarding. Other factors limiting the amenity of the other uses include:

- plant and equipment adjacent to windows
- the Activity Centre has permanent decorations and a 1.8m fence, screening the centre

- rooms are used for testing/sleep labs so are permanently cut off from light
- other uses are dependent on the use of electrical light

Figure 7 (below) includes examples of windows that are infilled, obstructed or obscured.



Figure 7 (above): Many of the windows facing the application site are infilled, obscured or have permanent obstructions.

10.5 The application is supported by a Daylight and Sunlight Report, which found that the existing windows/rooms surrounding the development currently experience very low levels of light. The restriction to the access of natural light in the current condition is such that in many cases the current light levels are virtually zero and when in use the rooms are constantly lit by electrical lighting rather than reliance on natural light levels. The submitted daylight assessment considers that the actual quantum of change would be so low in the majority of instances that the differences would be barely noticeable. It also considered that there would be anticipated beneficial effects from the Kalwall product (incorporated to benefit the Chapel) as a result of the diffuse transmitted light emitting from the iMRI building when lit from the inside.

10.6 Due to all the above factors, it is not considered that the existing users of the surrounding buildings would be materially harmed.

Surrounding residential occupiers

10.7 The application site lies within a courtyard at the heart of the GOSH campus. The nearest residential properties are some distance away and given the proposal is enclosed by taller buildings on all sites, it is unlikely that any of the neighbouring occupiers within the surrounding areas would be harmed by way of a loss of light or through noise impacts.

Noise impacts

- 10.8 The proposed development includes two Air Handling Units and two Chillers. Full manufacturers' details have been provided as part of the application, along with a 'Plant Noise Assessment Report' by Cole Jarman. The report includes a background noise survey, with measurements taken from the Southwood Building and the façade of the building fronting Great Ormond Street. These measurements are considered to be the closed and most exposed sensitive receptors associated with the hospital and the nearest noise sensitive residential unit (on Great Ormond Street). It was concluded that, subject to appropriate methods of mitigation such as high performance acoustic enclosures and silencers for supply intake and extract fans, the proposed plant equipment would maintain an acceptable level of amenity to both existing hospital users and surrounding residential occupiers.
- 10.9 No objection has been raised by the Council's Noise Officer. The proposed development achieves acceptable standards for the surrounding hospital and residential occupiers, in accordance with national standards and policy A4. Conditions would be attached to restrict the maximum noise levels and the sound insulation and vibration mitigation would be secured by condition.

11. Transport and Access

Cycle parking

- 11.1 A total of eight cycle parking spaces would be provided in the form of four Sheffield Stands. The provision would need to be designed in accordance with Camden's CPG7 on Transport. Full details, including elevations, dimensions, plans and manufacturers' details will be reserved via planning condition. It is noted that the location of the Sheffield Stands has not been indicated. Officers consider that there is sufficient space within the application site to locate them. If the proposed cycle parking facilities were outside of the application site (i.e. the redline on the location plan), a full planning application would need to be submitted to discharge the details as works cannot take place outside of the redline area. All of the spaces would need to be fully covered, secure and enclosed. Step free access is required and the facilities would ideally be provided within the building at ground floor level.

Car-free

- 11.2 The GOSH campus is within the Central London Area and spread across PTAL 6a and 6b (Best). It lies within Controlled Parking Zone (CPZ) CA-D (Kings Cross Area). Therefore, the proposal would be 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

- 11.3 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. This provides some useful information and follows the Council's approved format; however, it lacks detail as a principal contractor has yet to be appointed. The Council's Transport Officer reviewed the initial draft and made suggestions, which have been considered as part of a revised draft CMP. A CMP would need to be secured via S106, with an appropriate measure of pre-commencement consultation taking place with the local community before its submission.

- 11.4 The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. It is noted that there are a number of existing and proposed developments taking place at GOSH and the surrounding area. The cumulative impacts of these will need to be mitigated.
- 11.5 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 £1,140 would need to be secured via a S106 planning obligation.

Highways contribution

- 11.6 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.
- 11.7 The public highway on Great Ormond Street (e.g. at the junction with Powis Place) 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. Highways Officers have estimates this to be £10,000 to cover the cost of repairing damage to the public highway in the general vicinity of the GOSH campus.

Pedestrian, Cycling and Environmental Improvements

- 11.8 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.

Deliveries and servicing

- 11.9 The proposal is not likely to lead to a significant increase in trips associated with deliveries and servicing activity. Servicing would take place from Powis

Place and given the nature and scale of the proposal, a service management plan (SMP) would not be required as the deliveries and servicing activity would have a negligible impact on the transport network in the local area.

12. Sustainable Design and Construction

- 12.1 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.
- 12.2 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. A Sustainability Statement including an Energy Statement has been submitted as part of the planning application. The total savings are 52.9% against the Part L 2013. The energy provisions would be secured through S106 via an Energy Efficiency and Renewable Plan Building Regulations baseline.
- 12.3 A BREEAM assessment has been undertaken for Pre-Assessment stage and indicates a clear pathway to achieving a rating of 'Excellent' with a score of 72.7%. The scheme is able to connect to the existing hospital energy network, there would be improved water retention and a net gain in biodiversity on-site due to the addition of a new green roof. The sustainability measures would be secured through a S106 sustainability plan indicating BREEAM 'Excellent' level and minimum credit targets in Energy (60%), Materials (40%) and Water (60%).

Ecology

- 12.4 The Camden Nature Conservation Service London Wildlife Trust assessed the application against the biodiversity evidence base and found it to be satisfactory. They suggested an informative to consider the green roof design to be of an extensive Biodiverse green roof rather than a sedum mat green roof. Details of the green roof, including planting plans, species lists, timing and extent of actions to ensure habitat functionally and any maintenance requirements would be secured via planning condition.

13. Trees and Landscaping

- 13.1 The application site is entirely hardscaped and contains no trees or vegetation. The green roof over the proposed building is welcomed, for the sustainability/ecology benefits and improvement in visual amenity, and the details would be secured by planning condition.

14. Contaminated Land

- 14.1 The application site is a hospital which is considered a minor risk as it has a low potential to cause ground contamination. Despite this, the proposed

development is located adjacent to a former Timber Yard (medium risk) and within 50m of former Unknown Industrial and Printing Works (medium to very high risk). In addition, made ground on the site has a potential to cause ground contamination. On this basis, any planning permission would include a planning condition to require a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas.

15. Archaeology

15.1 The site lies within an area of archaeological interest, close to a projected line of the 17th century Civil War Defences. There is a potential for the infilled remains of the defensive ditch to survive. As per the advice from GLAAS, summarised in para 4.2 above, a condition is recommend for a two-stage process of archaeological investigation.

16. Community Infrastructure Levy (CIL)

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

17. Section 106 Obligations

17.1 The 'Heads of Terms' embodied in the S106 legal agreement referred to above would include the following:

- **Construction Management Plan (CMP)** - including monitoring contribution of £1,140
- **Car-free development**
- **Highways contribution** - £10,000
- **Sustainability Plan** – BREEAM 'Excellent' level and minimum credit targets in Energy (60%), Materials (40%) and Water (60%).
- **Energy Efficiency and Renewable Plan** - 52.9% site-wide emissions reduction beyond Part L 2013
- **Removal of building after eight years**

18. CONCLUSION

18.1 The proposed development includes an iMRI facility in order for GOSH to keep up with other world leading health centres around the world. GOSH is one of the four nationally designated Children's Epilepsy Surgery Service centres and undertakes surgery for 80 to 100 new paediatric brain tumours and 80 epilepsy cases every year. It is the busiest neurosurgical unit for paediatric neuro-oncology and epilepsy surgery in the UK. Modern Physiotherapy and Rehabilitation Services are proposed, providing further benefits to GOSH and the community through the enhanced services. 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.

- 18.2 The facilities are ultimately intended to be introduced into Phase 4 of the Masterplan (the Frontage Building), which is expected to be completed by 2022/23. The proposal is therefore a temporary measure until the long-term solution as part of Phase 4 is complete. The application site forms part of Phase 5 of the Masterplan, with enabling works planned to commence in 2021. To prevent this phase from being prejudiced, a condition and legal obligation is proposed to ensure the proposed development is removed after a period of 8 years.
- 18.3 The proposal would be clad in high quality and sustainable materials, which would be secured by planning condition. Due to its size and location, it would not impact the wider setting of the GOSH campus, adjacent conservation area or any of the heritage assets outside of the site. To preserve the character and setting of the adjacent grade II* listed Hospital Chapel, an innovative lighting solution is proposed to ensure that it is illuminated internally to replicate the natural 24-hour cycle. Subject to these details being secured, officers consider that this important designated heritage asset would be preserved.
- 18.4 The proposed building has been carefully designed and assessed to ensure that the adjacent hospital uses are not harmed. Given its location within an enclosed courtyard, impacts on neighbouring residential properties are unlikely to be significant. The proposed development is therefore considered to be acceptable, subject to a range of measures being secured via S106 and planning conditions.

19. RECOMMENDATION

- 19.1 Planning Permission is recommended subject to conditions and a Section 106 Legal Agreement securing the clauses set out in paragraph 17.1 (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):

- 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 must be removed within 8 years from the date of this permission.

Reason: To ensure that the structure does not prejudice the long term development of the wider site so that it complies with policies G1, C1, A1, D1 and D2 of the London

Borough of Camden Local Plan June 2017.

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

Existing Drawings: (00)011 Rev C, (01)033, (02)012 Rev G and 013-015 Rev F.

Proposed Drawings: (01)001 Rev H; 002-003 Rev S; 004 Rev M and 005 Rev L, (02)017-020 Rev G, (03)006-008 Rev F and 009 Rev E, (04)009.

Supporting Documents: Sunlight and Daylight Analysis dated June 2017 (including Sunlight and Daylight Statement by Delva Patman Redler LLP and Interior Lighting Analysis by Richard Stephens Partnership); Sustainability Statement dated June 2017; Built Heritage Statement (ref: JCH00072) dated June 2017; (01)029-032 Rev H; (09)002 Rev E 003 Rev F and 006 Rev G; (09)011 Rev F; Archaeological Desk Based Assessment dated June 2017; BREEAM Pre-Assessment Summary Report dated 14/03/2017; Cover letter dated 09/06/2017; Construction Management Plan dated June 2017; Ground Conditions Report dated June 2017; Plant Noise Assessment (ref: 17/0132/R1-1); Planning Statement dated June 2017 and Design and Access Statement dated June 2017.

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

- 4 Before the relevant part of the work is begun, 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:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 June 2017.

- 5 Prior to the occupation of the development, a lighting method statement detailing how the proposed lighting system would operate, be monitored and managed, including details assessing the quality of the light from the proposed lighting system and the effectiveness of the system's timing, shall be submitted to and approved in writing by the local planning authority. The lighting system shall be monitored for a period of 12 months to ensure that the levels are appropriate. Details of the monitoring and the ongoing strategy shall be submitted 12 months after the occupation of the building.

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

- 6 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details in respect of the living roof in the area indicated on the approved roof plan are 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
 - iii. full details of planting species and density
 - iv. timing and extent of actions to ensure habitat functionally

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, D1 and A3 of the London Borough of Camden Local Plan June 2017.

- 7 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.

- 8 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until details of anti-vibration measures 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 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until details of secure and covered cycle storage area for 8 cycles have been 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 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 June 2017.

- 10 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 [demolition and/construction] phase of 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.

- 11 Prior to commencement of any works on site, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

Site 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 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 No work shall take place on site until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In order to minimise damage to the important archaeological remains which exist on this site, in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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 on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

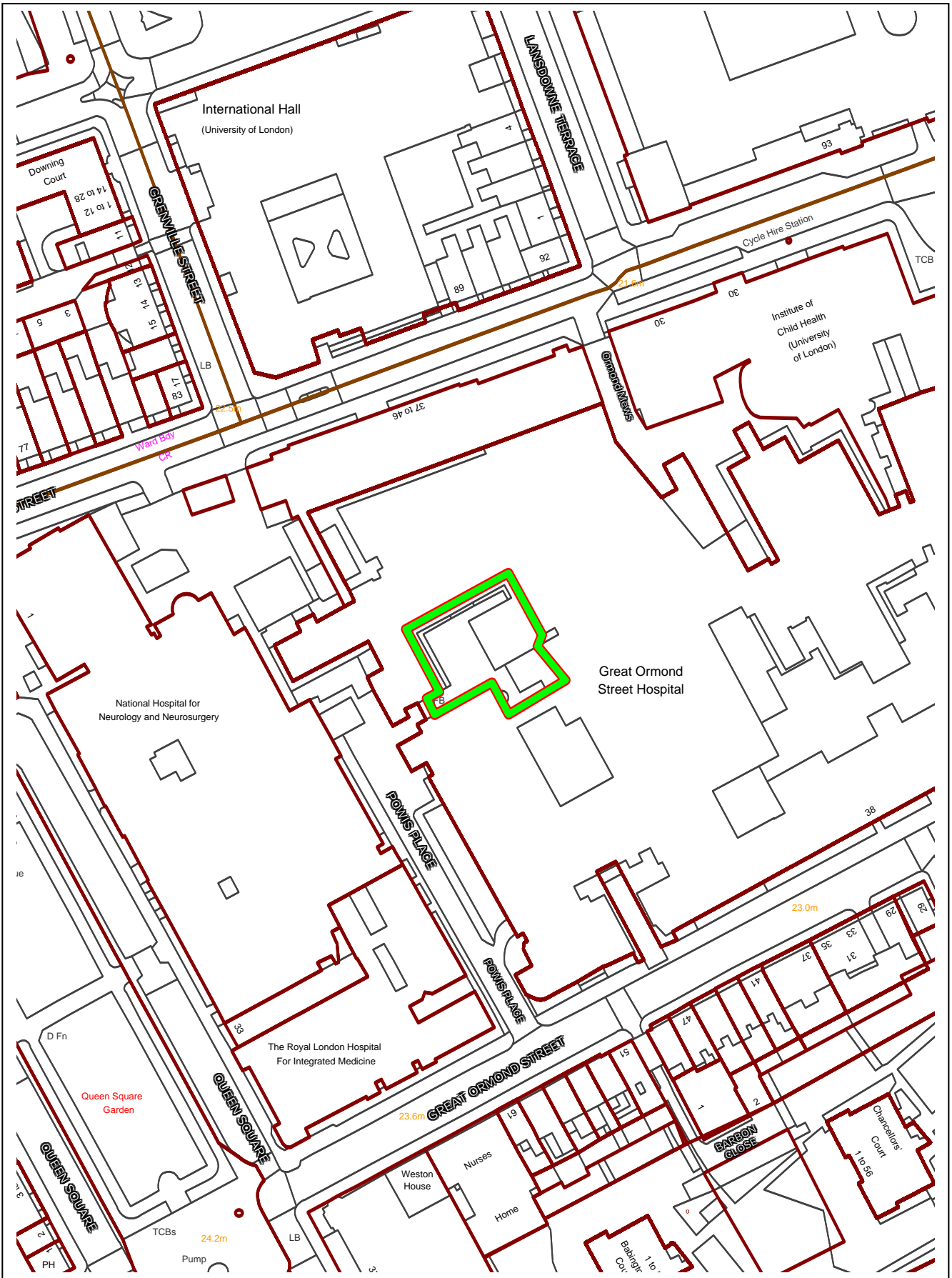
The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

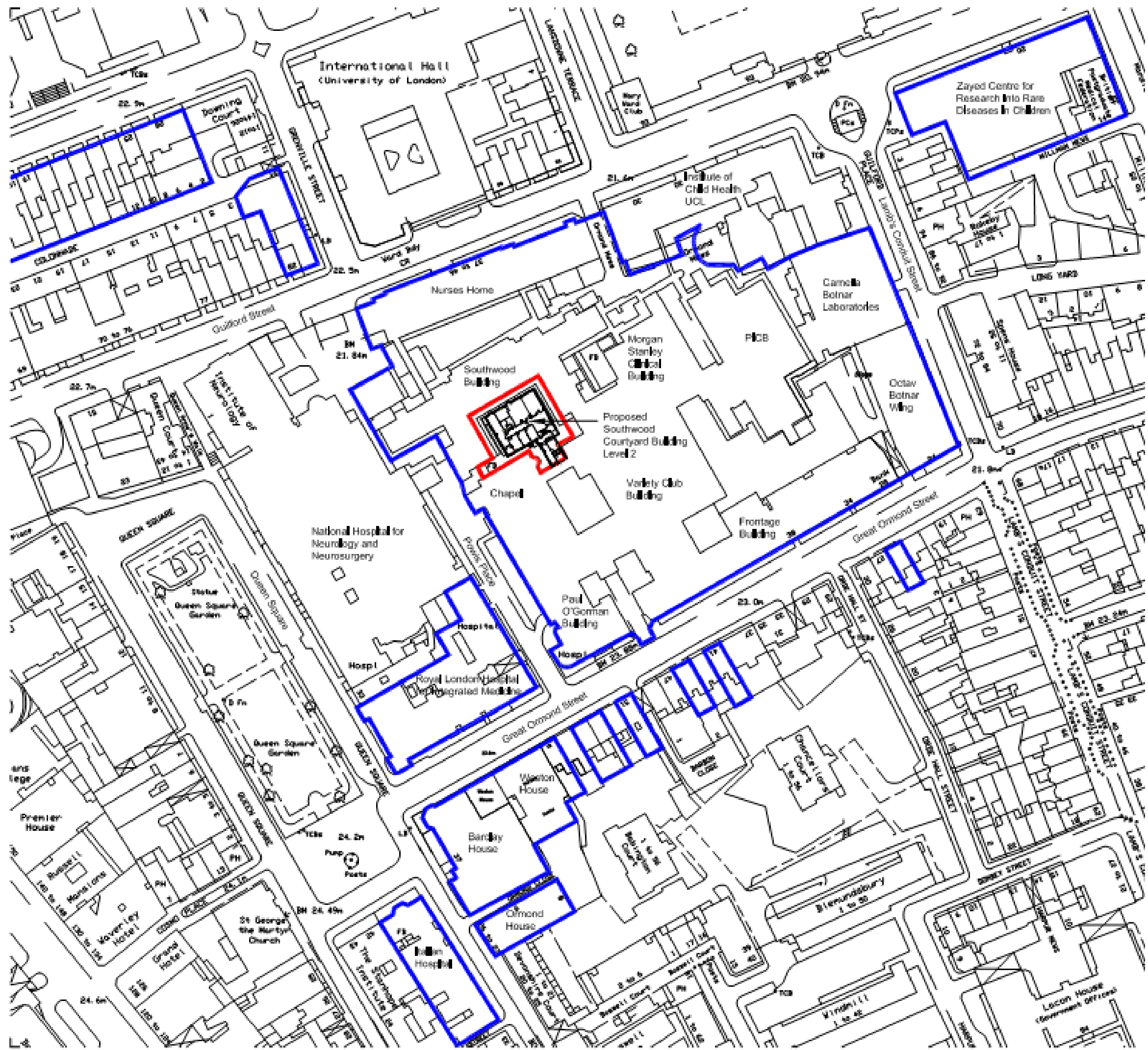


Application No: 2017/3377/P
Great Ormond Street Children's Hospital
Great Ormond Street , London, WC1N 3JN

Scale:
1:1250
Date:
28-Jul-17



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Above: Aerial views of the application site



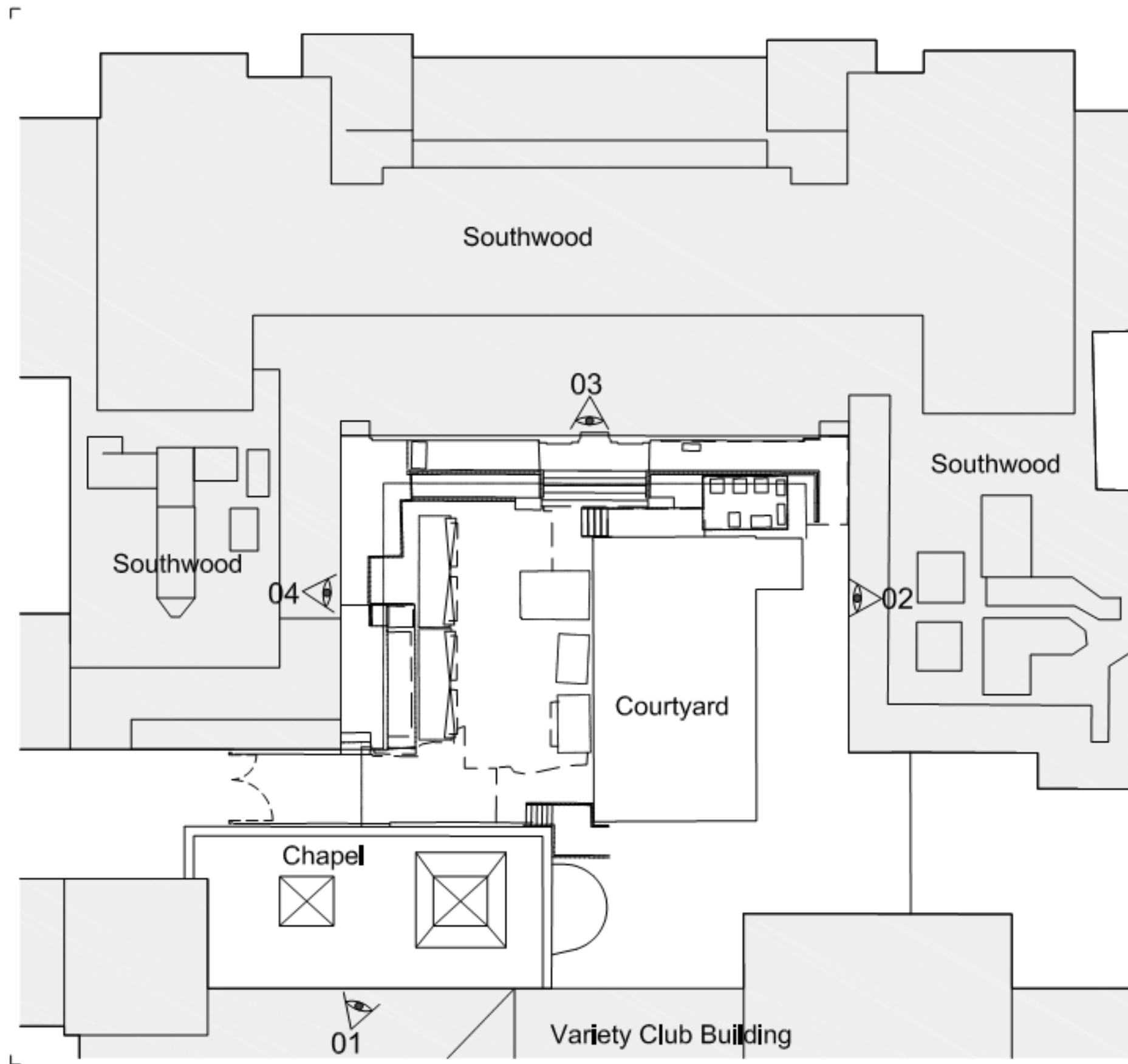
Above: Southwood Building behind application site



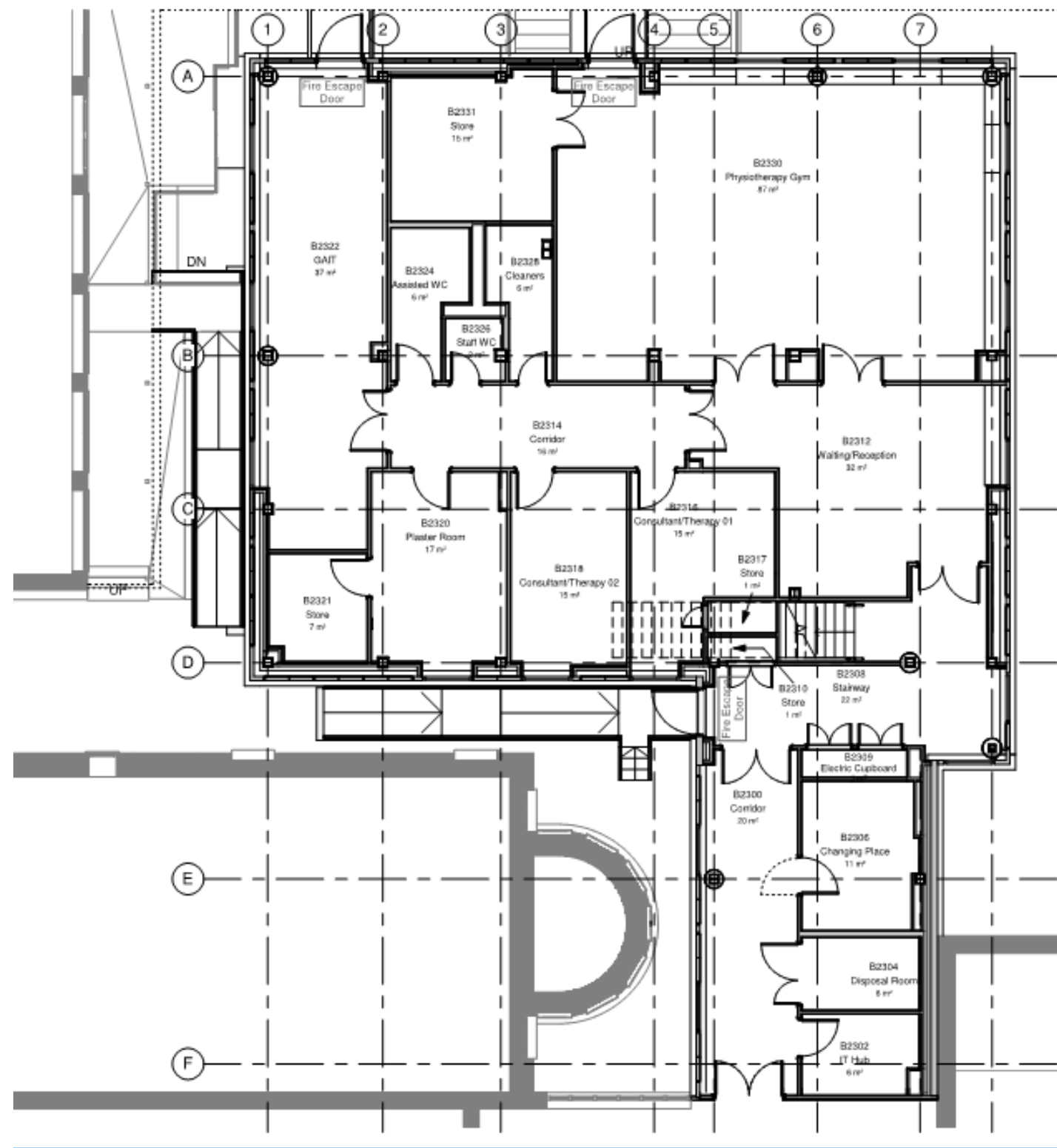
Above: Interior of Chapel of St Christopher



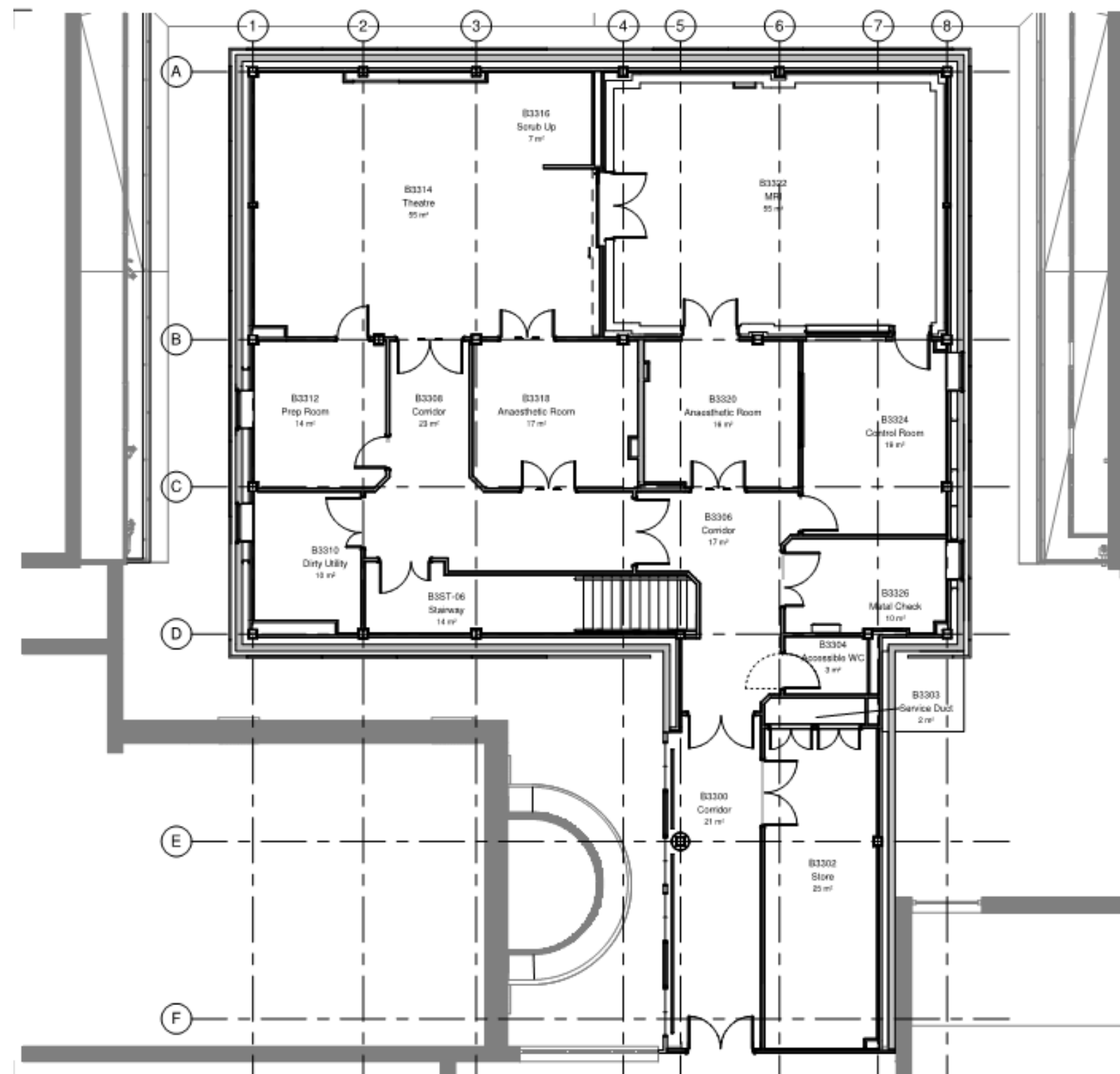
Right: Exterior of Chapel of St Christopher



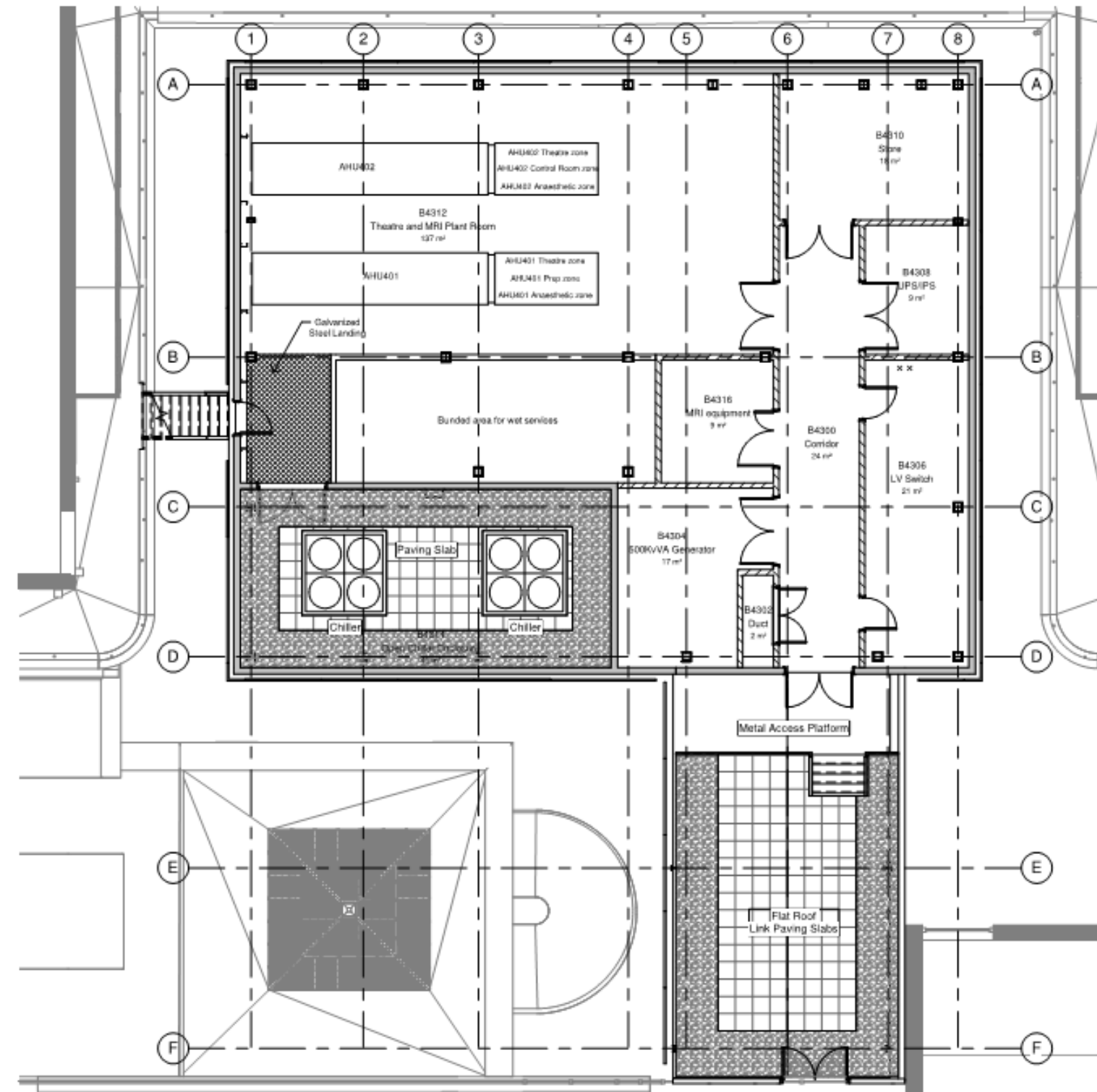
Above: Existing site plan



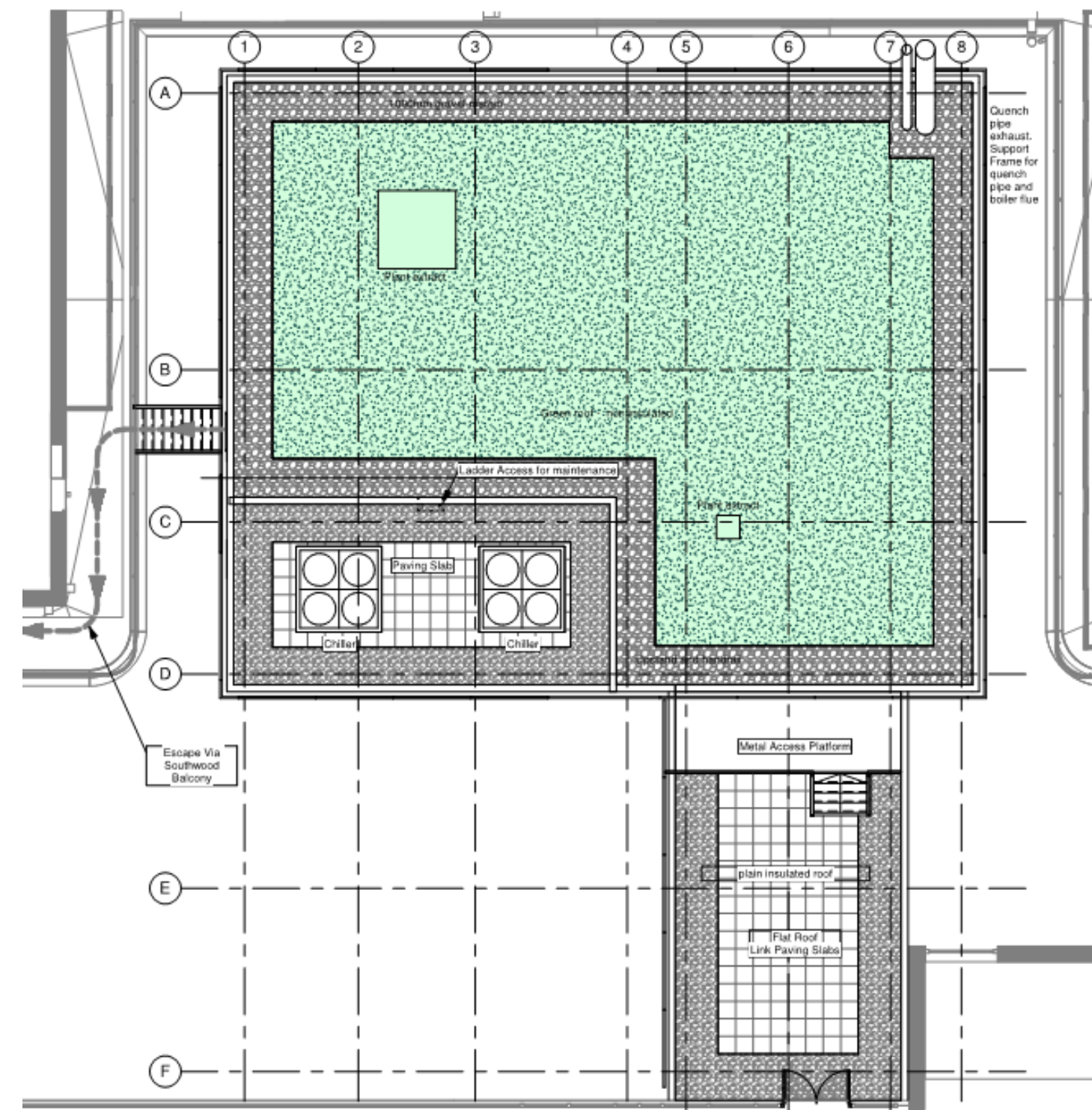
Above: Proposed ground floor plan



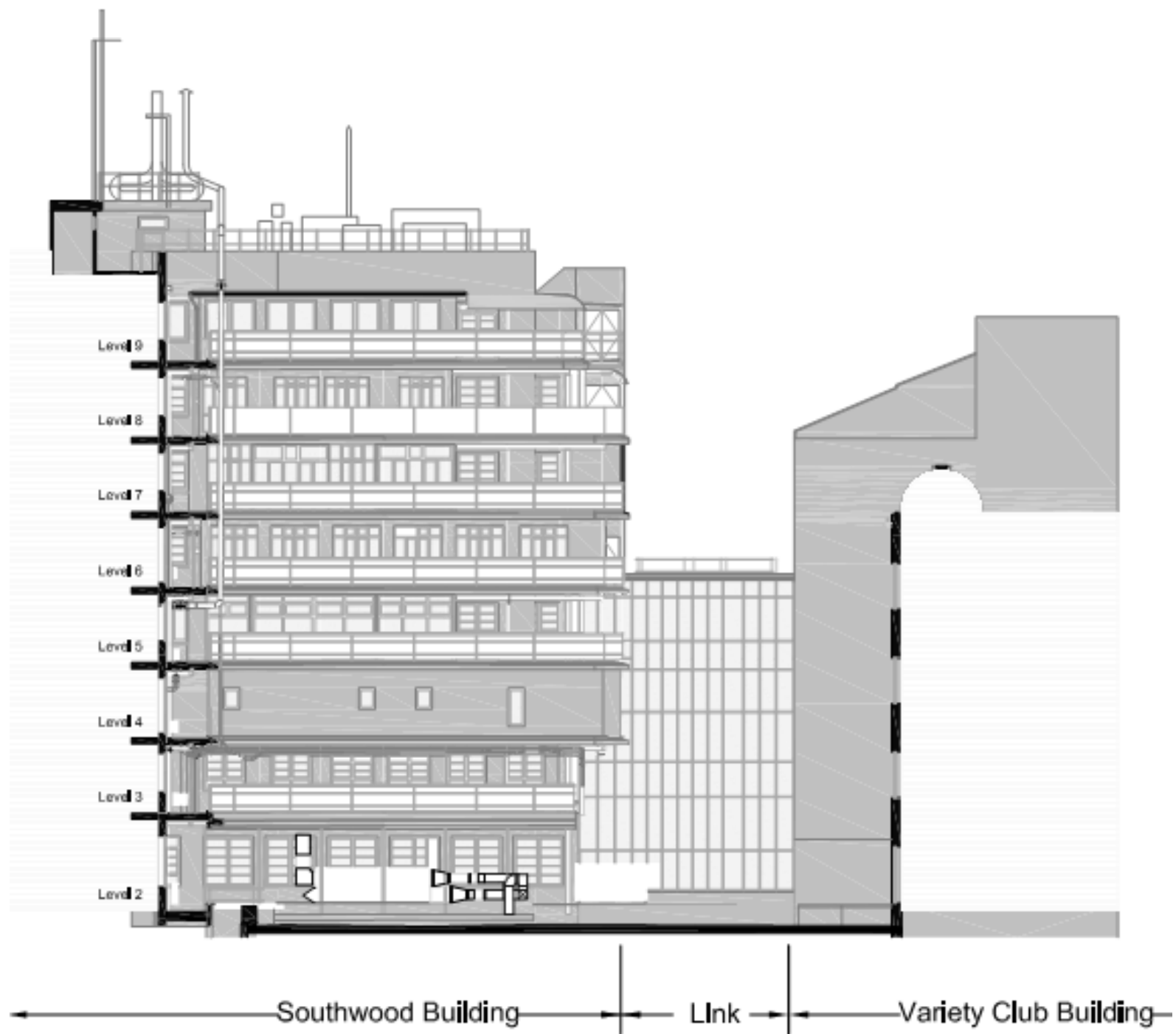
Above: Proposed first floor plan



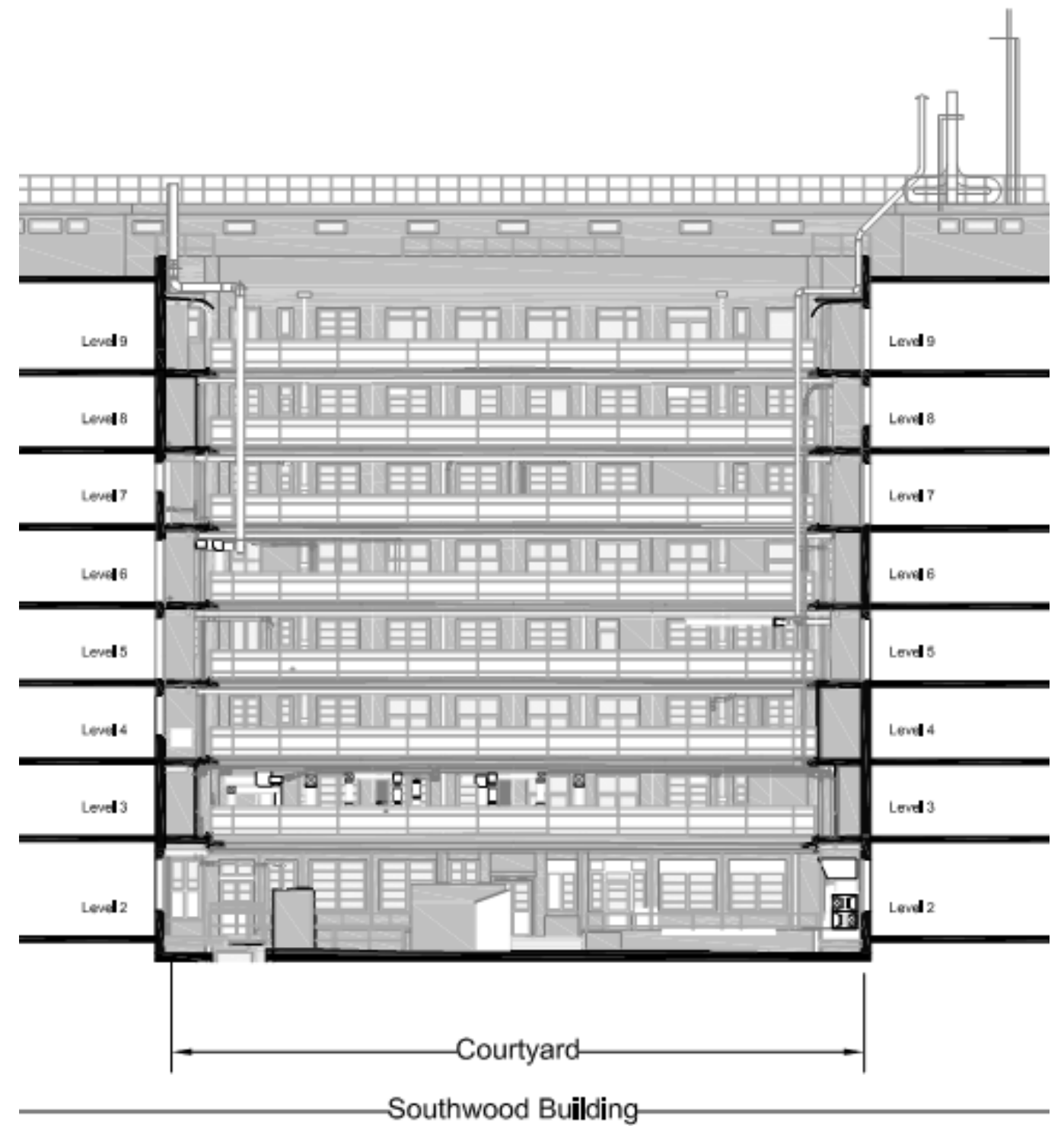
Above: Proposed second floor plan



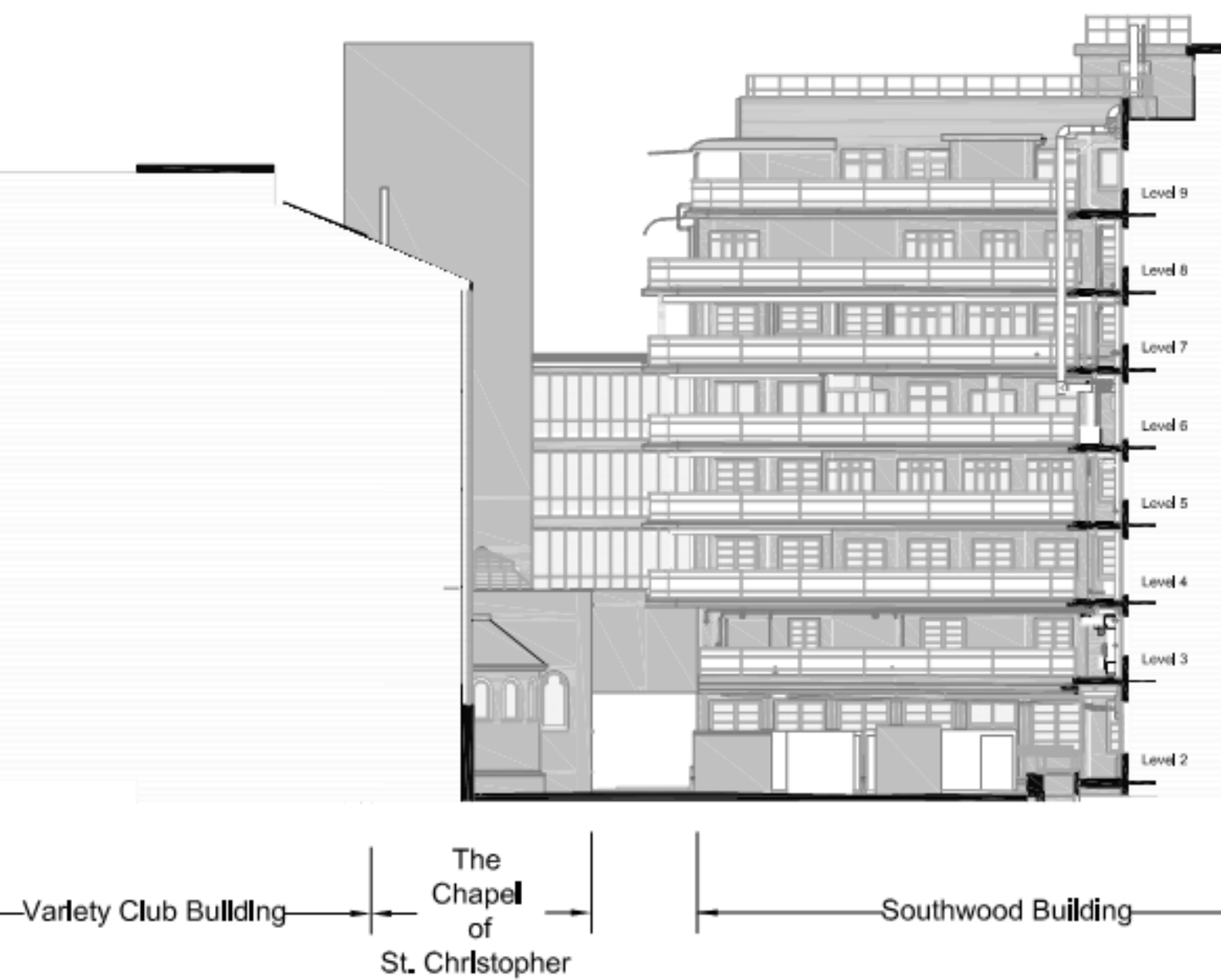
Above: Proposed roof floor plan



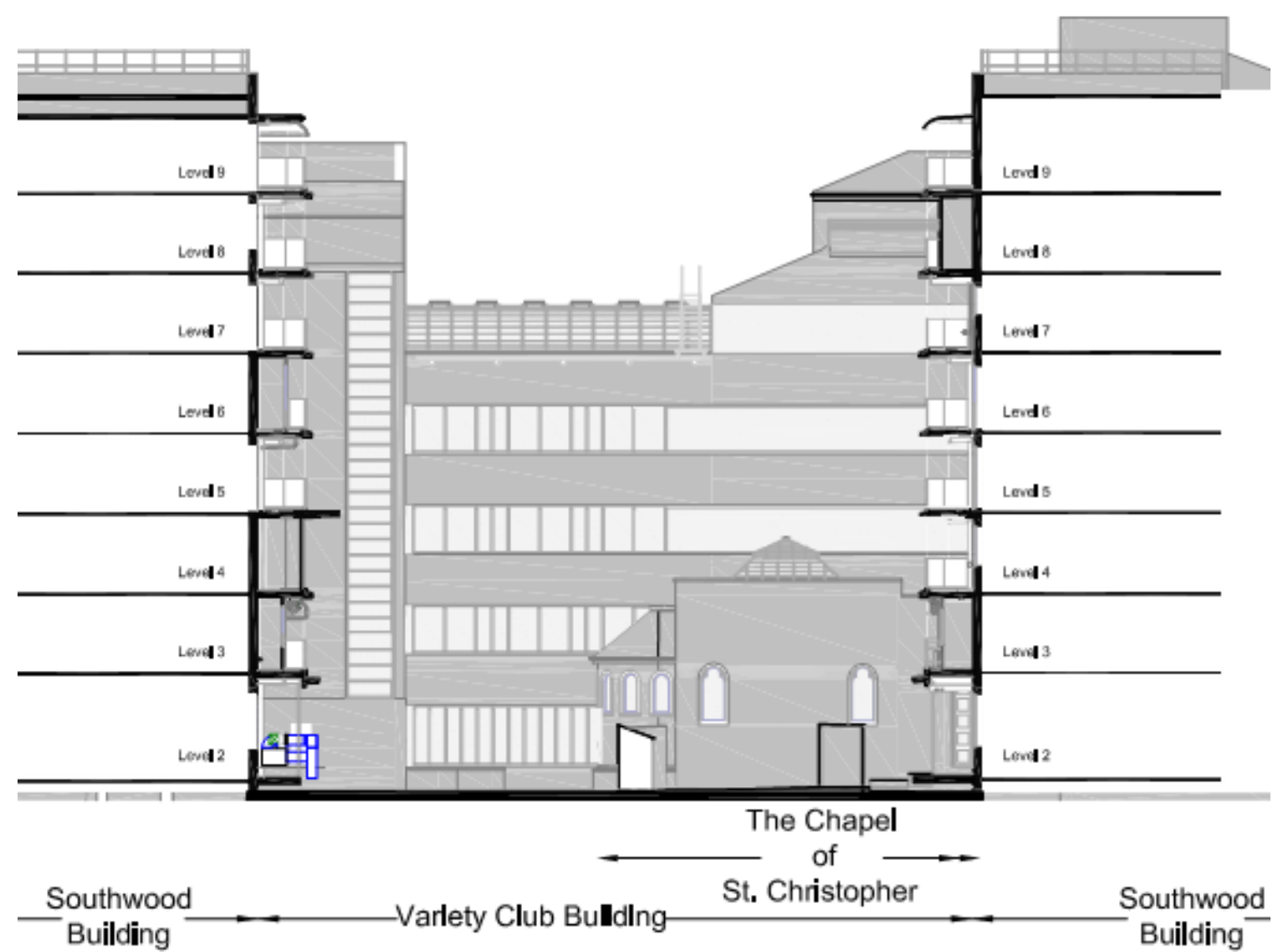
Above: Existing west elevation



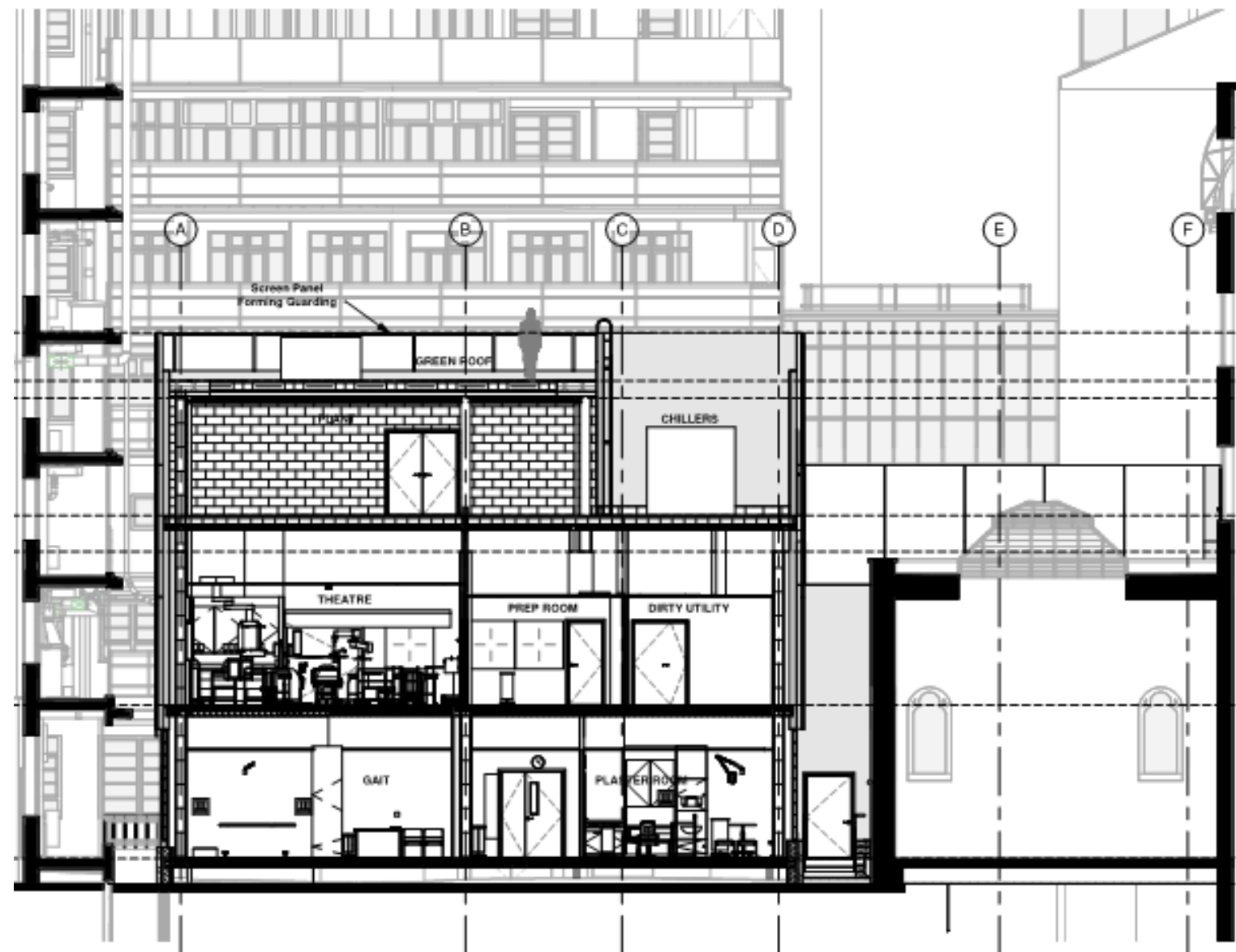
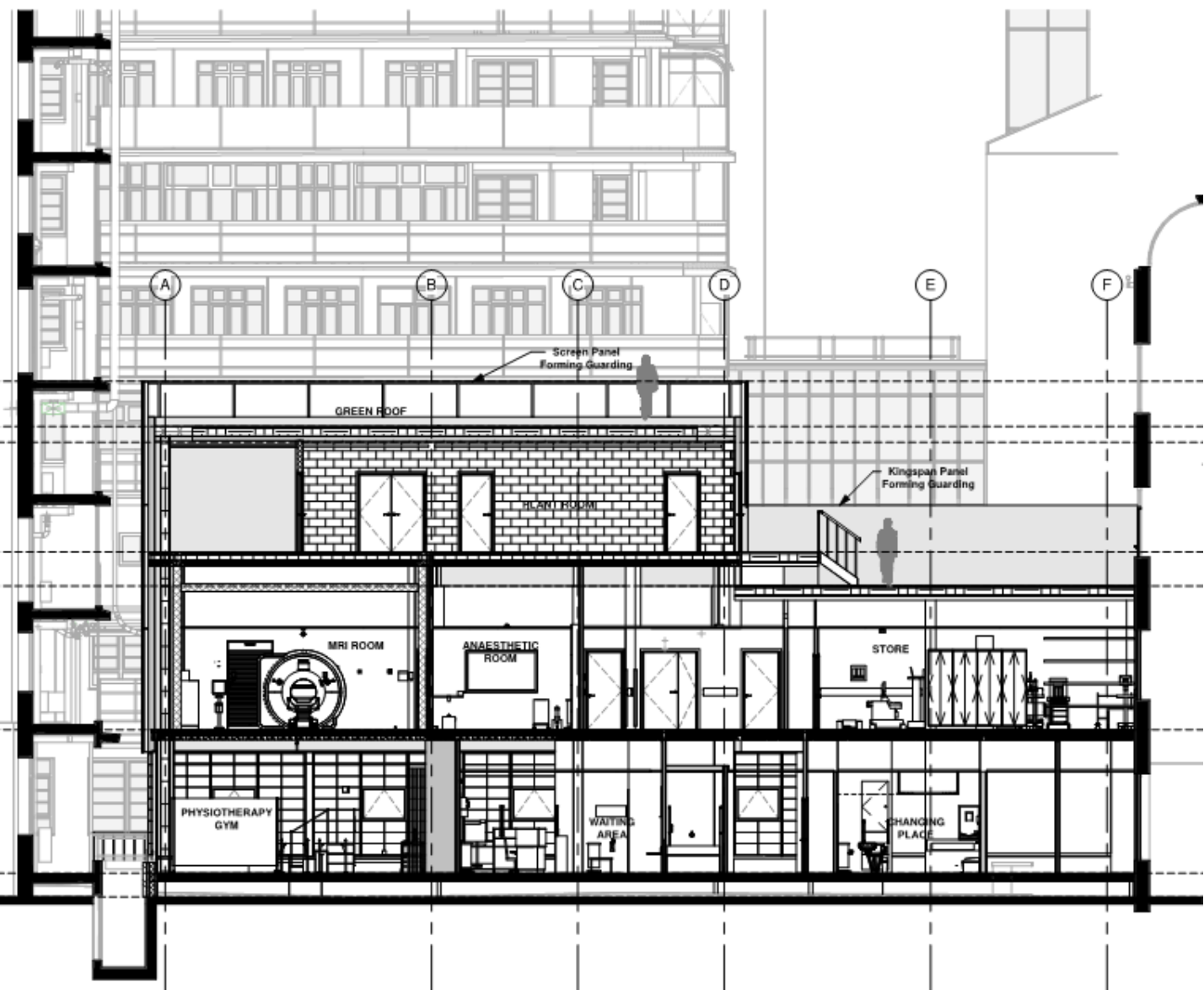
Above: Existing south elevation



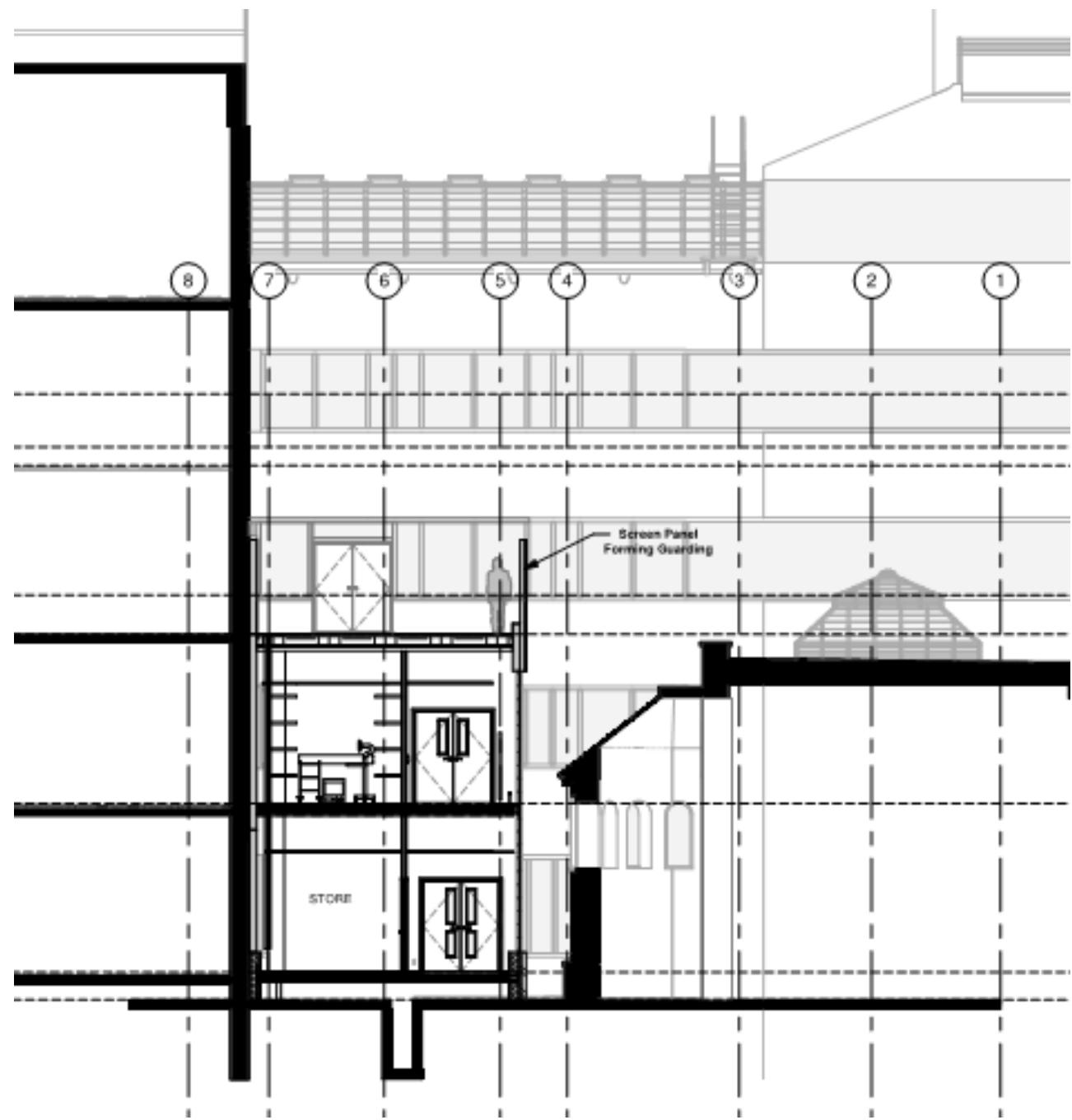
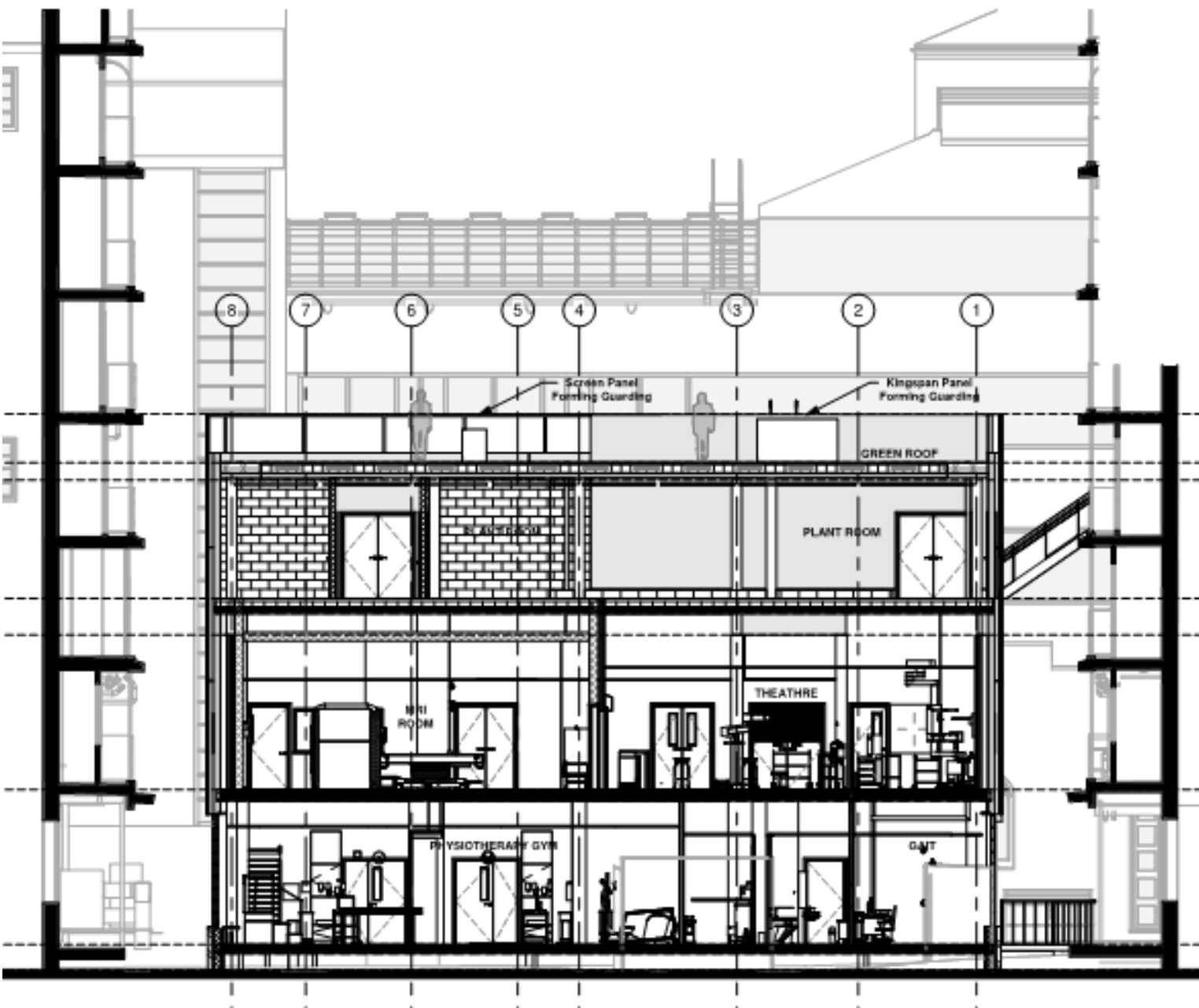
Above: Existing east elevation



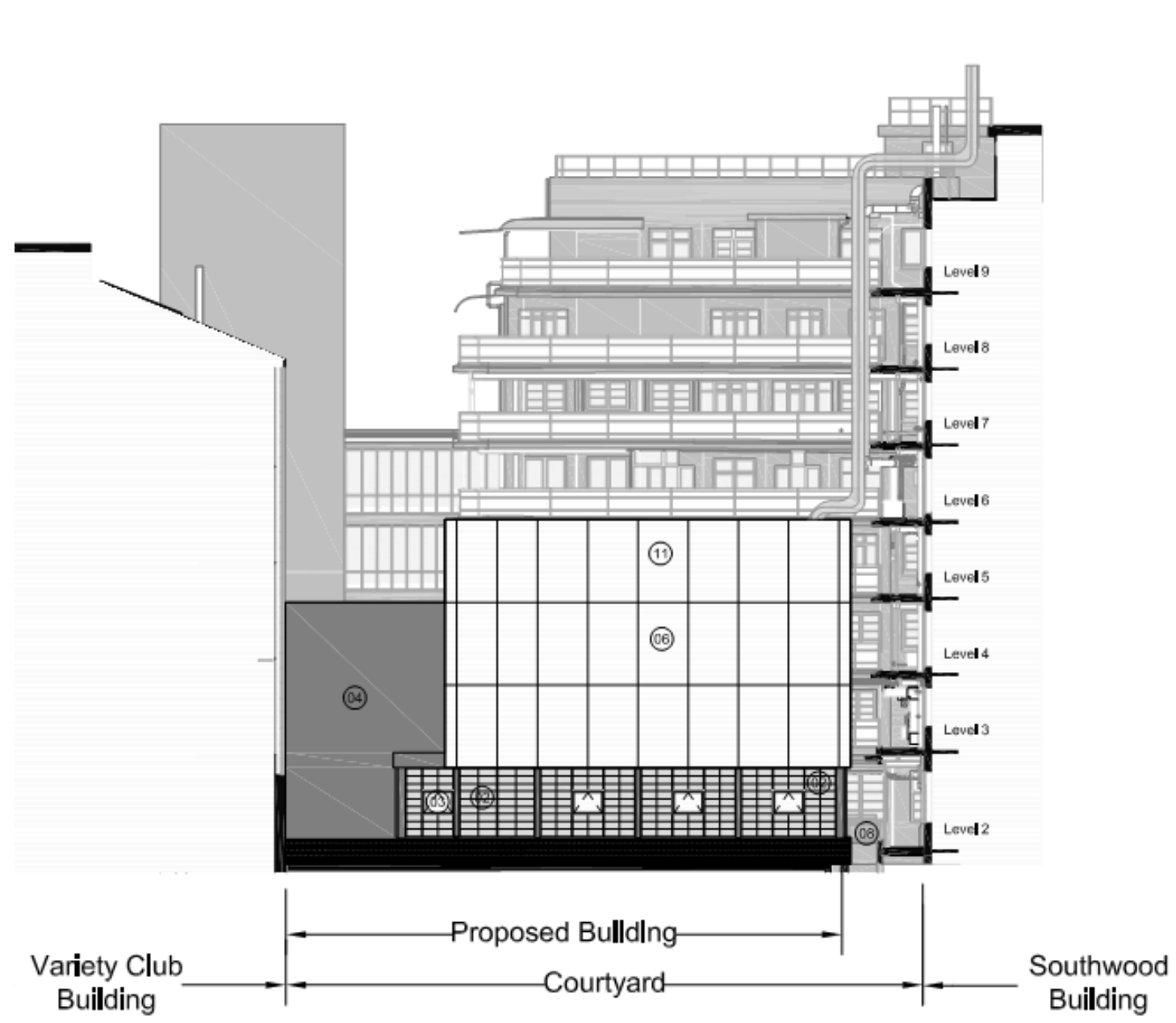
Above: Existing north elevation



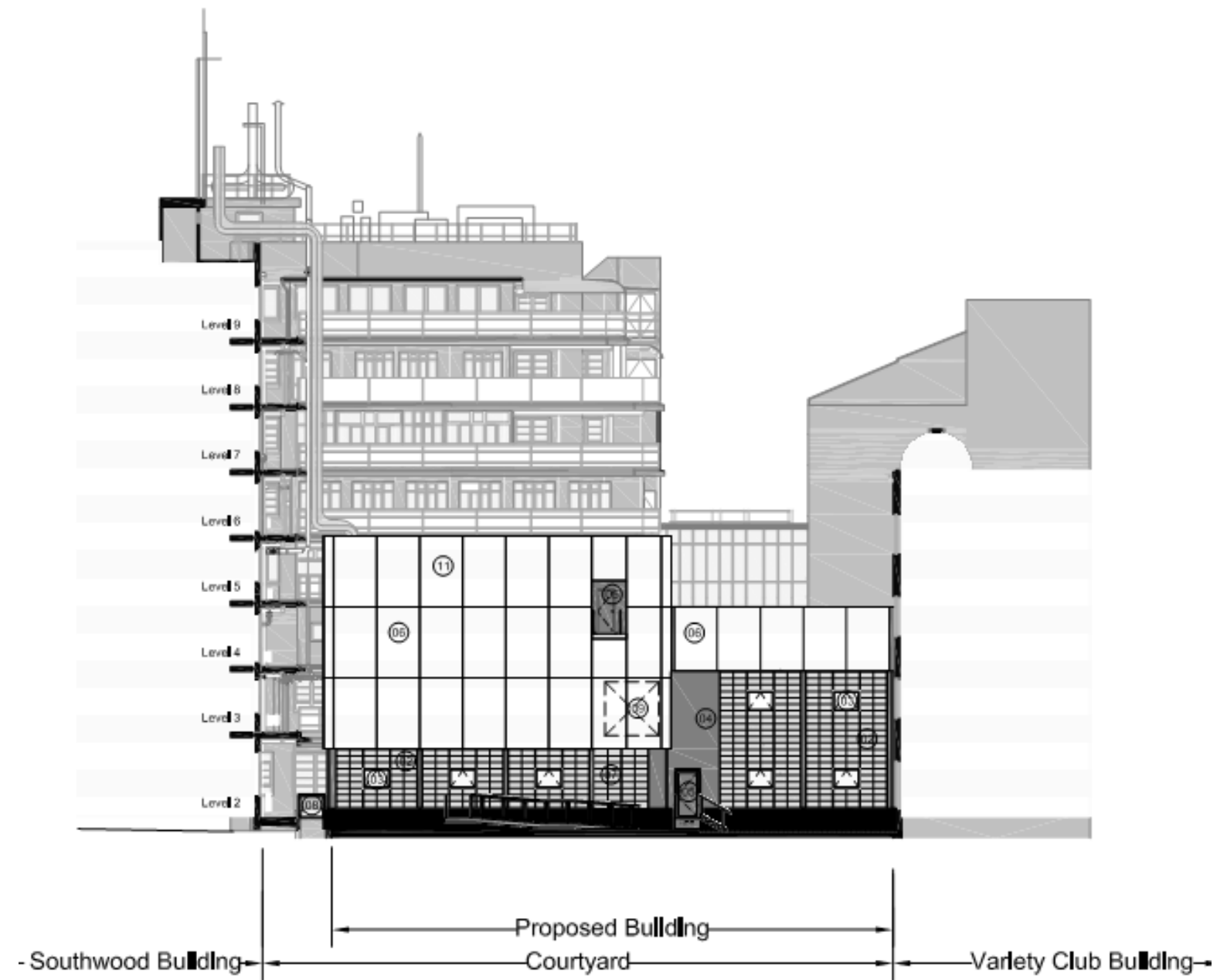
Above: Proposed sections



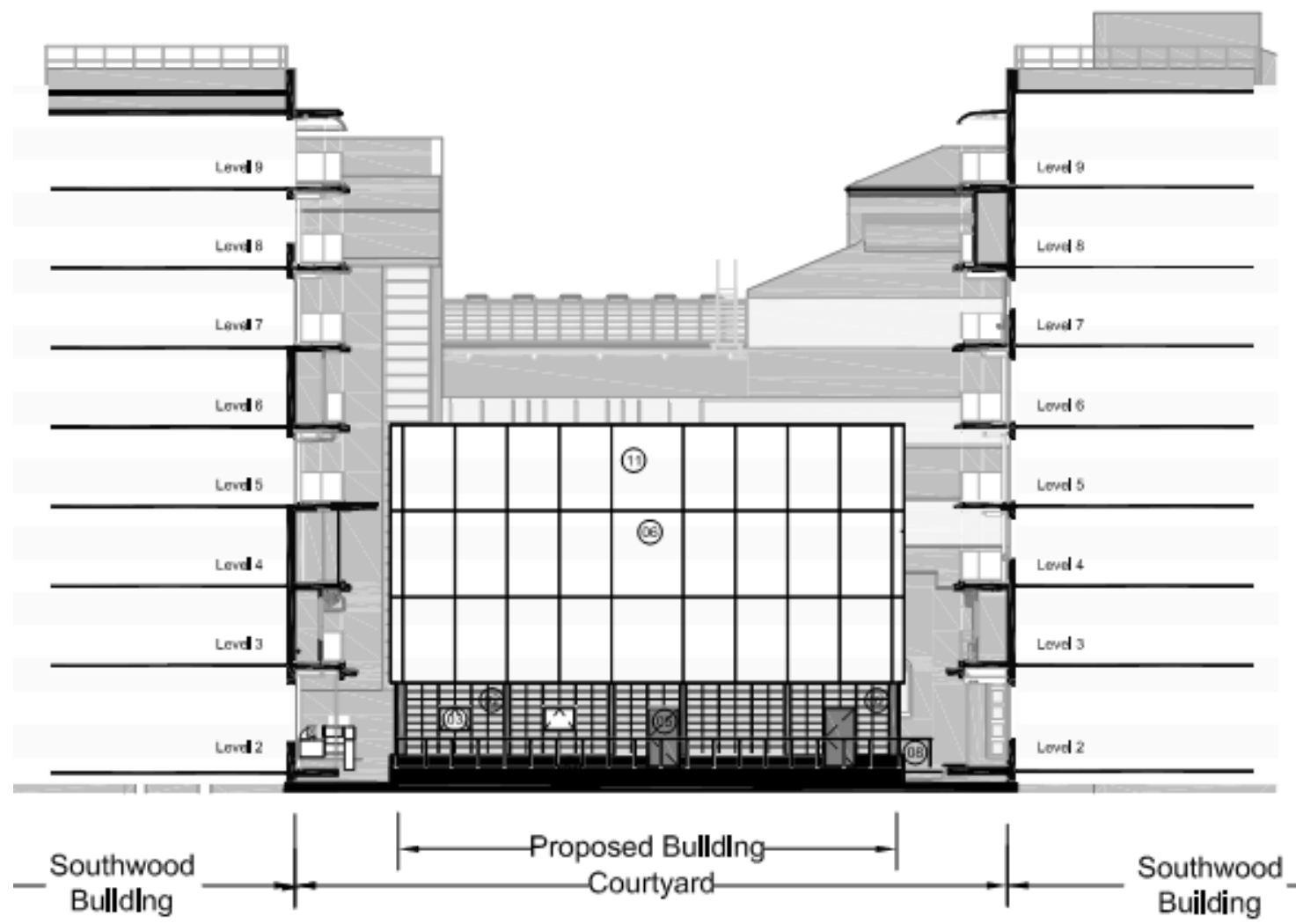
Above: Proposed sections



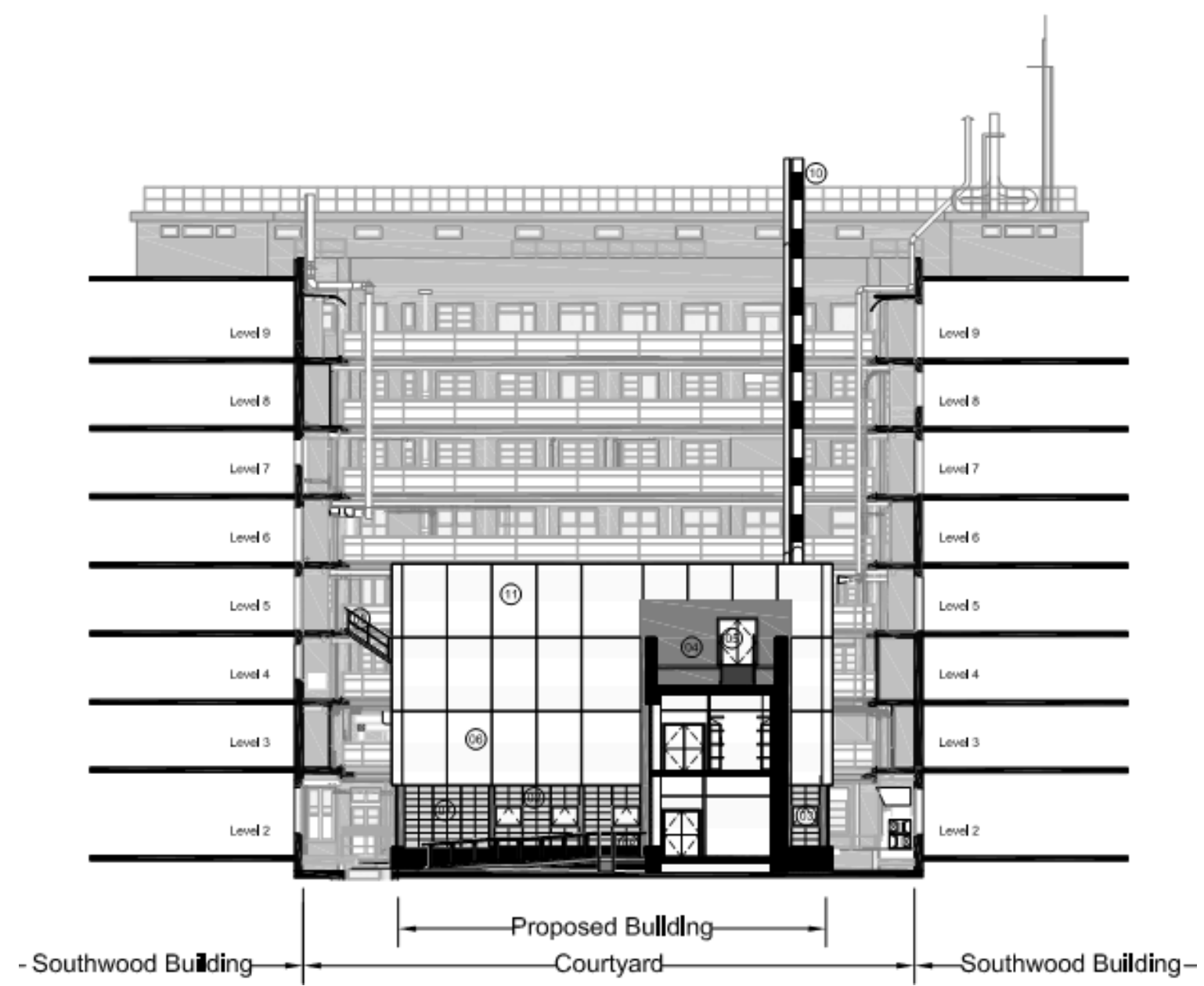
Above: Proposed east elevation



Above: Proposed west elevation



Above: Proposed north elevation



Above: Proposed south elevation

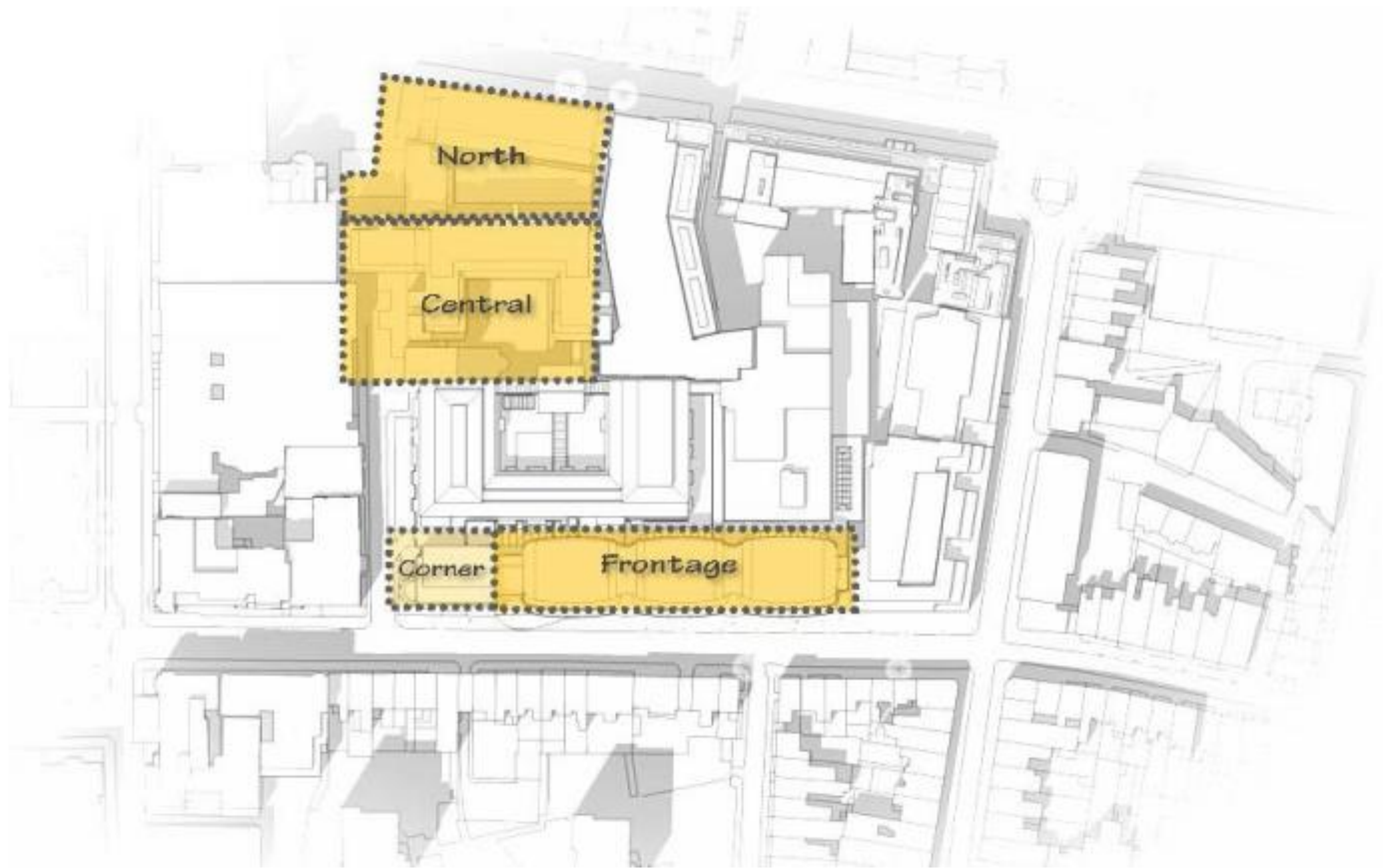


Above: Example of Kalwall panel



Right: Examples of exterior printed panels





Above: Next Masterplan phases