

Application ref: 2019/1166/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Sonnemann Toon Architects LLP
Quality House
6-9 Quality Court
Chancery Lane
London
WC2A 1HP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Italian Hospital
40 Queen Square
London
WC1N 3AJ

Proposal:

External and internal alterations to building, repair and refurbishment of windows and provision of secondary glazing to the Grade II 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 and internal alterations including refurbishment throughout the building, new lifts and servicing, and upgrading of the existing lift.

Drawing Nos: 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; 2036 and 2047 Rev A4, (1615-ST-Q1-)01-DR-A-2051 Rev A4; 02-DR-A-2052 Rev A4; 03-DR-A-2053 Rev A4; 04-DR-A-2054 Rev A4; 05-DRA-2055 Rev A4; 06-DR-A-2056 Rev A4; 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 A13, (1615-ST-Q1-ZZ-DR-A-)3051-3052 Rev A4); 3151-3152 Rev A13; 4051 Rev A4 and 4151 Rev A13. Proposed Drawings: (1615-ST-Q1-ZZ-DR-A-)1201; 2231 Rev A4; 2236 Rev 4; 4251 and 5151-5155 Rev A13, (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 A13, (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 A14. Supporting Documents: Building Fabric Survey dated 29/06/2017, Energy and Sustainability Strategy Issue 01 dated 07/07/2017, BREEAM Feasibility Study Issue 03 dated 06/07/2017, Heritage Appraisal dated July 2017, Planning Statement dated 06/07/2017, Design and Access Statement Rev A6 dated 30/08/2017, Historical England letter (archaeological priority area) dated 15/06/2017, Consultation statement and CS06051701_Total D

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

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

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

Existing Drawings: (1615-ST-Q1-01-SU-A-)0201-0206 Rev A4, (1615-ST-Q1-ZZ-DR-A-)1151 and 1152 Rev A4, (1615-ST-Q1-ZZ-DR-A-)2031; 2036 and 2047 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 A13, (1615-ST-Q1-ZZ-DR-A-)3051-3052 Rev A4); 3151-3152 Rev A13; 4051 Rev A4 and 4151 Rev A13.

Proposed Drawings: (1615-ST-Q1-ZZ-DR-A-)1201; 2231; 2236 Rev 11; 4251 and 5151-5155 Rev A13, (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 A13, (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 A13.

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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings at a scale of 1:10 of new gates to the front pavement vaults at basement level.
- b) Plan, elevation and section drawings at a scale of 1:10, including jambs, head and cill, of all new window and door openings.
- c) Details, including manufacturer's specification and sample, of all new external facing materials.
- d) Typical details of new curtain wall glazing at a scale of 1:10 with typical glazing bar details at 1:1.
- e) Details of the proposed internal void at first and second floor levels, including elevation and section drawings at a scale of 1:10.
- f) Typical details of secondary glazing, including plan, elevation and section drawings at a scale of 1:10.
- g) Details of the new signage to the front of the main building on Queens Square

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

Informative(s):

- 1 Reasons for granting listed building consent:

Rooftop plant

The proposed rooftop plant has been minimised as far as possible so it is set back from Boswell Street to reduce the impact on the special character of the listed building. While one of the plant enclosures is located close to the original dome, it is considered this is sufficiently setback so that this would only be perceived at roof-level and all public views of the dome have been preserved.

Courtyard basement and ground infill

The proposed courtyard infill at the lower levels is considered to be an

acceptable alteration to a currently underutilised outdoor area. It is considered to be of a low level of significance; therefore, the works would not cause harm to the special interest of the listed building. A new door opening is proposed through dropping the cill of an existing window opening, details secured via planning condition.

Infill extension (adjacent Mary Ward Centre)

The proposed infill extension includes the retention of a void between first and second floor levels with a rooflight above to allow for the internal exposure of the original rear elevation, which would allow for the legibility of the building's evolution to remain apparent. Further details of the proposed glazing and internal void are secured via condition.

Internal works

As a result of the conversion and significant alterations undertaken prior to the building's designation as a listed building, very little survives internally in terms of architectural features of interest and the original plan form has been altered, although some historic partition walls appear to survive. New lift shafts are proposed within areas that have been substantially altered and therefore this addition is considered acceptable. The proposals involve the reconfiguration of some internal spaces and removal of modern partition walls. Some new openings are proposed within historic partition walls; however, where this occurs retained nibs and a downstand are included to indicate the original plan form. Overall the impact of these proposals on the building's significance is considered to be minor.

Green roof and solar panels

A green roof and landscaped area is proposed on the roof of the infill at first floor level. The resulting roofscape would create an attractive garden setting that would preserve the special interest of the grade II listed building. Solar panels are proposed at roof level. Details are secured by planning condition to ensure they respect the listed building.

Summary

Overall the proposed alterations are considered to preserve the special interest of the grade II listed building. External alterations have been kept to a minimum and to areas of a low level of significance.

In considering the proposals, special regard has been given to the desirability of preserving the listed buildings and their setting, and their features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the proposed amendments are in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.
- 6 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 centered on the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer