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Your ref: PP-10398216

21 December 2021

Dear Sir/ Madam

University College London, Great Ormond Street Institute of Child Health, 30 Guilford Street, London, WC1N 1EH
Application for Full Planning Permission

We have been instructed on behalf of our client, University College London, to submit an application for planning permission in respect of external works at Great Ormond Street Institute of Child Health, 30 Guilford Street, London, WC1N 1EH ("the site").

Planning permission is sought for;

"Proposed external works relating to Great Ormond Street Institute of Child Health including the installation of plant equipment, and emergency ductwork, within the northern external lightwell and associated works."

Site and Surroundings

Great Ormond Street Institute of Child Health (GOSICH) is located to the south of Guilford Street and to the west of Guilford Place. There is also an access road to the west of the site, Ormond Mews. The site is currently used for educational purposes by University College London (UCL). The building is not statutory listed but sits within the Bloomsbury Conservation Area.

The surrounding area consists of other University and medical buildings such as Great Ormond Street Hospital for Children adjacent to the site, Queen Square House to the west of the site and the National Hospital for Neurology and Neurosurgery also to the west of the site. There are also a few listed buildings nearby, such as 83 Lambs Conduit Street (Grade II listed) and Numbers 3 through to 6 Guilford Place are also all Grade II listed.

The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent).

Relevant Planning History

From a review of the Council's online planning register, we have provided a summary of the relevant planning applications relating to the site.

On 31 March 1987, a planning application (ref: 8700062) was approved for the **"Erection of an extension at rear of the basement to provide an extension to the boiler room and installation of 2 ventilation flues. As shown in drawings numbered 53.950/S/ 01B 02A and 03A".**

On 16 January 1989, a planning application (ref: 8800454) was approved for the **"Installation of new air conditioning plant on the roof (as shown on drawings numbered 8806-MS-9 & 8806-MS-5A".**

On 26 February 1990, a planning application (ref: 8900231) was approved for **"The provision of a revised fume extract on the roof of the Institute of Child Health (Phase ii) Building as shown on drawing numbered 8716-MS-1F".**

On 30 July 1990, a planning application (ref: 9000121) was approved for **"The retention of a rear basement yard enclosure forming a boiler room extension and two stainless steel flues on the rear elevation as shown on drawing numbers 53.950/s/01B 02A 03A".**

On 29 October 1993, a planning application (ref: 9300872) was approved for **"Renewal of planning permission for retention of rear boiler house extension and two stainless steel flues on the rear of the building as shown on drawing numbers 53.950/S/01B 53.950/S/02A and 53.950/S/03/A".**

On 29 October 1993, a planning application (ref: 9301017) was approved for **"Replacement of existing mansard roof with a two storey roof addition for use for laboratory with associated office purposes as shown on drawing numbers 422/TP/01 02 03 04 05 and 06".**

On 24 February 1995, a planning application (ref: 9401843) was approved for the **"Erection of a seven-storey building providing lecture theatre teaching and research facilities at the rear of 30 Guilford Street as shown on drawing numbers 498/TP/01A /02A /03A /04A /05A /06A /07A /08A /09A /10A /11A /12A /13A /14A /15A & /16A".**

On 26 April 1996, a planning application (ref: P9600089) was approved for the **"Retention of roof-top air handling plant for the Western Laboratories, as shown on drawing numbers 88/3435/R04A and 8806/MS/9B".**

On 12 September 1996, a planning application (ref: P9602320) was approved for **"The erection of an additional stainless steel ventilation flue on existing steel bracket at rear basement to roof level, as shown on drawing nos. 498.TP.17/18".**

On 16 October 1998, a planning application (ref: PS9804635R2) was approved for the **"Three storey extension on top of existing corner block, with further extension and internal reorganisation to existing ground, first and second floors to provide new seminar, laboratory, library and office space, as shown on drawing numbers: 706.PL.00-10, 706.PL.11A-21A, 706.PL.24A and 25A".**

On 23 October 2002, a planning application (ref: PSX0205187) was approved for the **"Extension to rear of building to construct a plant rower (revision to previously granted scheme PSX0104027/R2), as shown on drawing numbers: 1895(PL)001; 1895(PL)090-104; 1895(PL)105-107; 1895(PL)300; 1895(PL)400; 1895(PL)401; 1895(PL)402; 1895(PL)403; 1895(PL)600; acoustic report dated 21/10/2002 & letter dated 9/12/02".**

On 26 April 2004, a planning application (ref: 2004/0575/P) was approved for the **"Construction of two storey roof top extension with plant to existing educational building (Revision to planning permission ref. PSX0104027/R2 dated 19th July 2001)".**

On 4 September 2007, a planning application (ref: 2007/2943/P) was approved for the **"Refurbishment and alterations to first floor office and laboratory space including installation of 3 new clear glazed windows to replace existing obscure glazed windows, ventilation grilles and louvers on external walls and installation of 3 condenser units at roof level".**

Background and Proposals

Planning permission is sought for external works relating to the installation of the following:

- two new galvanised metal extract ducts;
- three new wall mounted condensers;
- two cut outs for refrigerant/ services to pass through;
- three new louvres; and
- two walled zones for pipe work connections.

All proposed works are to take place in an existing lightwell along the northern elevation of the building. The majority of works will be below street level, therefore minimising visual impact to pedestrians and from the surrounding area.

The purpose of these external works is to assist in providing a suitable environment for equipment within a new refurbished freezer store within the building. Further details are found within the supporting Design and Access Statement.

Local Development Framework

The London Borough of Camden's Local Development Framework comprises The London Plan (2021), and the Camden Local Plan (2017).

Camden also has a number of adopted Planning Guidance documents which would be a material consideration.

The National Planning Policy Framework (2021) is also a material consideration.

Planning Assessment

<u>Design</u>

Local Plan Policy D1 seeks to secure high quality design in development. Development will be required to respect local context and character and reserve or enhance the historic environment and heritage assets. The Council expects excellence in architecture and design. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. During design review for the proposed works, consideration has been given to the site's close proximity to nearby listed buildings and also its location within the Bloomsbury Conservation Area.

As set out within the supporting Design and Access Statement, two existing wall mounted condensers and pipe work along the north facade lightwell will be replaced by three new wall mounted condensers with pipe work, and three existing window glass panels will be replaced with new louvres incorporating 2 new galvanised metal extract ducts. The 2 emergency extract ducts will be slightly higher than the lightwell, raising above the pavement by about 300 mm, but will be screened behind the existing railings in a similar manner to other existing ducts in the lightwell. All the engineering modifications will be discreet, with low visual impact and will match the existing façade services.

Ultimately, the design of this proposal would aim to be as discreet as possible and would complement the existing building fabrics, therefore this proposal can be seen to comply with both Policy DC1 and DC2.

Principle of Educational Use

Policy C2 from Camden's Local Plan evidence that the council will support investment plans for educational bodies to enhance their operations.

Policy E1 also looks to support educational development in the Knowledge Quarter, which this site is located in.

This proposal is looking to improve the educational functionality of the building that this site is a part of and will assist UCL in enhancing its operations.

Therefore, this proposal complies with both Policy C2 and E1.

Noise

Policy A4 from Camden's Local Plan seeks to ensure that noise is controlled and managed, so it does not have an adverse impact on the amenity of neighbouring uses.

A supporting Plant Noise Impact Assessment, prepared by EEC, has been submitted as part of the application. In summary, this concludes that the proposed plant equipment predicted noise levels would be below the level at which no adverse effects are observed to occur.

Therefore, the addition of the plant would not have an adverse impact on the amenity of neighbouring uses and would comply with Policy A4.

Overheating

Policy CC2 from Camden's Local Plan states that development is to be resilient to climate change. Therefore, appropriate climate change measures should be taken for development, such as measures to reduce the impact of urban overheating. It states that any of development of 500 sqm or more of additional floorspace is required to demonstrate this. In this case, the proposal is not introducing new floor space, and is simply seeking to remove and replace like for like mechanisms that will serve broadly the same cooling function as present. There will be some increase in heat load due to the installation of -80C and -150C freezers in Room LG15, which are part of the specialist internal equipment required by UCL. This room is currently heated/cooled by means of 1 No. existing R410A (2088 global warming potential (GWP) refrigerant based split unit. The proposal is to install 2 No. (N+1) R32 (675 global warming potential (GWP) DX splits. As

the freezers are essential to UCL it is not possible to omit them from the scheme, or replace them with other technology. Therefore, it is not considered that an overheating assessment is appropriate.

Summary

In summary, this proposal has been assessed against all relevant policies which consist of design, education, noise and overheating. It can be concluded that this proposal complies with all of the above policies and should therefore be approved by Camden Council.

Application Documents

As part of the submission of the application on the Planning Portal, we enclose the following documents:

- Cover Letter, prepared by Gerald Eve;
- Application Form, prepared by Gerald Eve;
- Existing Drawings, Sections and Elevations, prepared by BMJ Architects;
- Proposed Drawings, Section and Elevations, prepared by BMJ Architects;
- Design and Access Statement, prepared by BMJ Architects; and
- Noise Report, prepared by Environmental Equipment Corporation.

The application fee of £490 has been paid concurrent to the submission of this application.

In the meantime, should you have any questions, please do not hesitate to contact Sam Neal (020 3486 3312) or Sophie Thomson (020 7333 6297) of this office.

Yours faithfully

Gerald Eve LLP

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