

Application ref: 2021/6175/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DAY Architectural
Studio 1, Lancaster Buildings
77 Deansgate
Manchester
M3 2BW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Level 6
Southwood Building
Great Ormond Street Childrens Hospital
Great Ormond Street
London
WC1N 3JH

Proposal: Replacement of timber pods with new panel cladding, new air handling unit (AHU) and deck system on link bridge with louvre screen system, external ducting with replacement of associated windows and doors with new infill louvred panel

Drawing Nos: Site Location Plan 07-0101, 07-0110, 07-0111, 07-1101, 07-1102, 07-1103, 07-1104, 07-1105, 07-1106, 07-1108, 07-0107, 07-0106, 07-0104, 07-0103, 07-0105, 07-1109, Acoustic Report prepared by auricl dated 27/10/2021, Design and Access Statement, GOSH window survey summary chart, ORIG schedule of condition

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

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

Site Location Plan 07-0101, 07-0110, 07-0111, 07-1101. 07-1102, 07-1103, 07-1104, 07-1105, 07-1106, 07-1108, 07-0107, 07-0106, 07-0104, 07-0103, 07-0105, 07-1109, Acoustic Report prepared by auricl dated 27/10/2021 , Design and Access Statement, GOSH window survey summary chart, ORIG schedule of condition

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 In respect of any proposed air conditioning, mechanical ventilation or associated plant, the applicant shall ensure that the existing background noise level is not increased when measured one metre from the nearest noise sensitive elevation. In order to achieve this the plant must be designed / selected or the noise attenuated so that it is 10dB below the existing background level. This will maintain the existing noise climate and prevent 'ambient noise creep'

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal include replacement of the existing timber facade with new a fibre cement facade, new air handling unit, ductwork, replacement of existing doors with windows, proposed new doors, replacing existing windows with doors and

infilling existing windows.

The new fibre cement facade would be located on the wings projecting from the south elevation of the building facing the internal courtyard. It would be finished in white, yellow and grey to create a patterned facade. It would move the external building line forward by 30mm on the east wing by infilling the existing facade. The new facade would have limited visibility from within the public realm due to the siting of the building at the heart of the site, outside of any conservation areas. It would therefore not visually harm the character or appearance of the streetscape and is considered acceptable.

A new air handling unit, duct work, steel frame and louvre screen are proposed on top of the existing link bridge. The louvre screen and duct would be finished in grey and the air handling unit would be screened by the louvre. The Southwood Building and neighbouring buildings have existing plant and ductwork and therefore the proposal would not be out of character. An acoustic report has been submitted and reviewed by the Council's Environmental Health Officer who considers the proposal acceptable. Two conditions are attached to mitigate noise pollution impacts.

Alterations are proposed to the windows on all elevations. The alterations entail the replacement of 7 timber and aluminium windows with grey aluminium windows. An existing door on the east wing would be filled with matching brick and a new aluminium grey window would be located adjacent. 28 existing windows would be retained with the top panels replaced with grey spandrel panels to match the existing frames. These windows would also contain ventilation intake and extraction louvre panels finished in grey at the top of the window. A new double door is proposed on the projecting west wing which would be aluminium framed with glazed panels. Ducts are proposed on the south elevations which would be located at the same level as the ventilation panels. The alterations to the windows, proposed new doors and ducts are considered acceptable as the materials and finishes would be sympathetic to the host building.

Although the site is not located within a Conservation Area, one comment was received from the Bloomsbury Conservation Area Advisory Committee stating no objection to the works as they would not be visible from public views.

The proposal is not considered to cause any material adverse impacts on the amenity of adjoining residential occupiers. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer