

3.0 Site Constraints

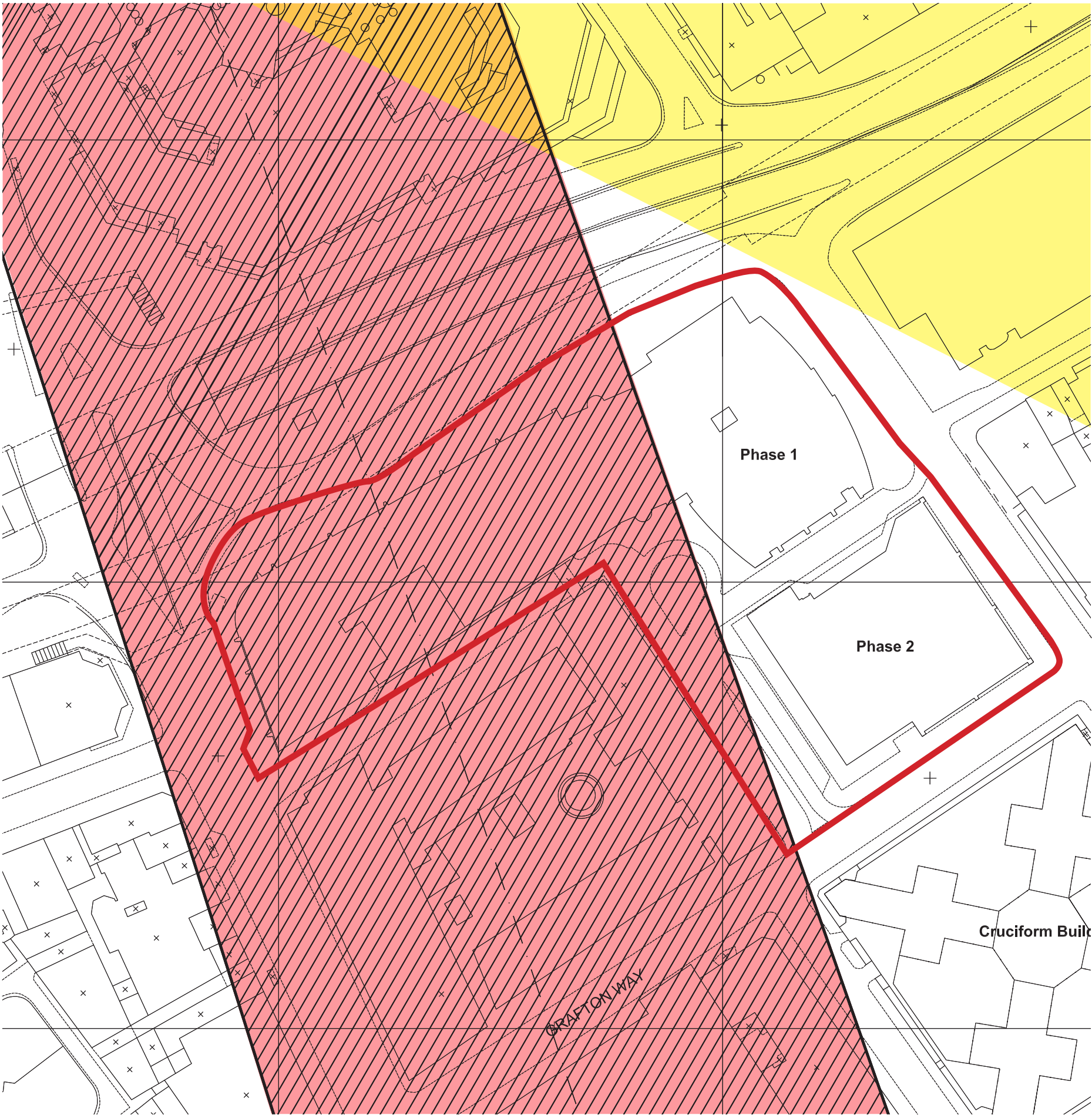
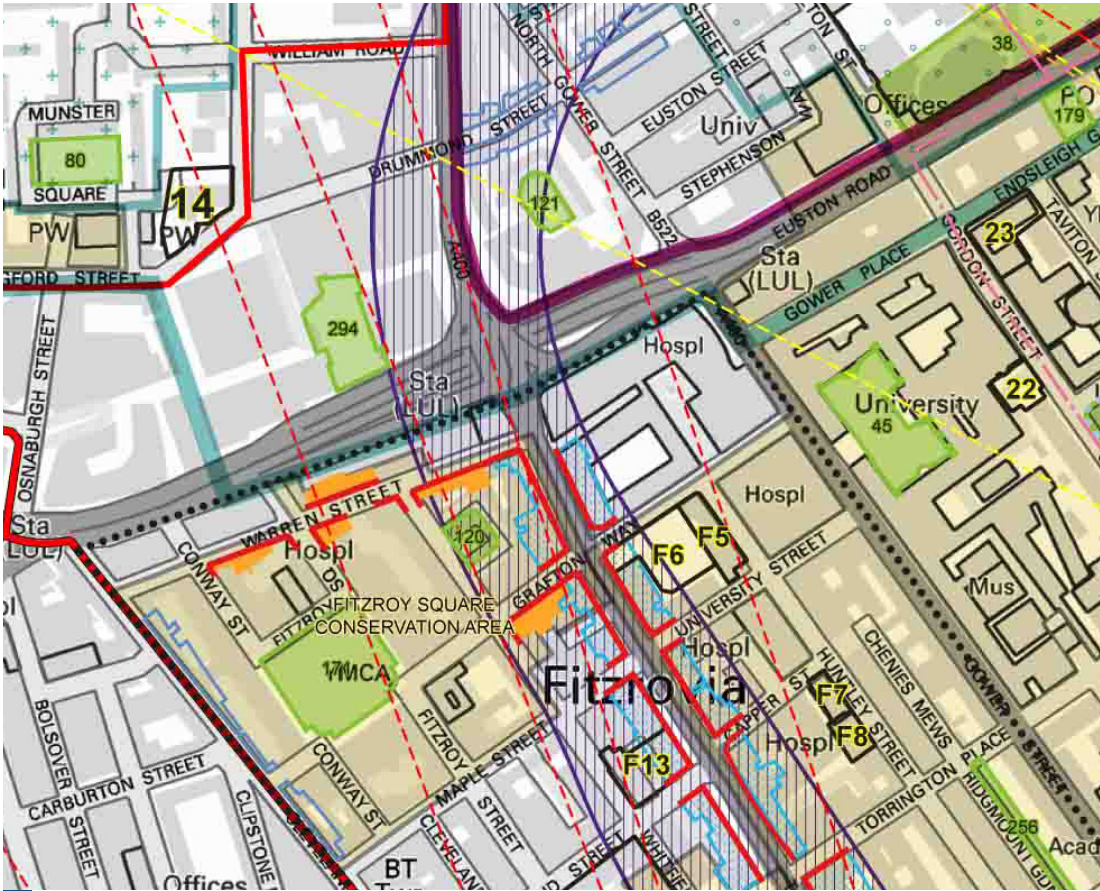
3.01 In accordance with London Borough of Camden’s (LBC’s) Policies Map (2021), see map below bottom left, the site falls within the following designations:

- Central London Area (CLA);
- Designated View - Parliament Hill Oak Tree to Palace of Westminster, View 2A;
- Air Quality Management Area (AQMA).

3.02 Adjacent to the site are the following constraints:
Bloomsbury Conservation Area to the South & East,
Designated View - Greenwich Park Wolfe Statue to St Paul’s Cathedral, wider consultation area background view to St Pauls. East of site.
Fitzroy Square Conservation Area to the West.
These issues are discussed in greater detail in the following pages.

Site Constraint Map

- UCLH Site
- Viewing corridor - Parliament Hill to Palace of Westminster (Sits above Podium building)
- Viewing corridor - Greenwich Park to St Pauls Background view (East of tower & EGA Building)



3.1 Description of Application

| 3.1. Description of Application | 3.2 Relevant History | 3.3 National Planning Policy Framework 2021 | 3.4 The London Plan 2021 |
|--|--|--|--|
| <p>3.1.1 Detailed planning permission is sought from Camden Council for:</p> <p>“The installation of solar Photovoltaics on the roof at the podium & Elizabeth Garrett buildings formerly phase 1 & 2 for the new hospital on Euston Road”.</p> <p>3.1.2 As highlighted in the previous page site constraint, an application has been submitted, due to the build location within a protected viewing corridor. and adjacency to listed buildings and conservation areas.</p> <p>3.1.3 The following pages illustrate that the above works and PV Solar installation will not have a negative impact on either the viewing corridor, neighboring listed buildings or the Bloomsbury Conservation Area.</p> | <p>PS9604299R2: Approved at committee on 09.10.1997 and the decision and s106 planning agreement issued 19.08.1998 for:</p> <p>I. Redevelopment by the erection of a new University College Hospital of approximately 650 beds, including wards, surgical facilities, outpatients, day care, seminar rooms, laboratories, accident department, radiology, ancillary offices, workshops, storage and associated services, and some 1,000 sq m of A1/ A3 floorspace.</p> <p>II. The provision of car parking and 2 community health facilities within the Odeon site (Grafton Way/Tottenham Court Road W1).</p> <p>2013/2824/P : Erection of an infill extension fronting Gower Street and Beaumont Place between The Tower and the Elizabeth Garrett Anderson Wing at ground floor level, and installation of entrance and associated glazed balustrade for new drop off area on Gower Street, installation of glass canopy along Beaumont Place elevation and other reconfiguration and landscape works to existing hospital (Class C2). Approved.</p> | <p>3.3.1 Applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (‘the Framework’ published July 2021) states that proposed development that “accords with the development plan should be approved without delay”.</p> <p>3.3.2 Section 8 Promoting healthy and safe communities, aim to achieve healthy, inclusive and safe places. Item 93b states “support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”;</p> <p>3.3.3 Item 93c states “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”;</p> <p>3.3.4 Section 14 - Meeting the Challenge of Climate Change. Item 155 states “To help increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily;</p> <p>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</p> <p>c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p> | <p>3.4.1 Section GG6 Increasing efficiency and resilience states that To help London become a more efficient and resilient city, those involved in planning and development must:</p> <p>A seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero-carbon city by 2050</p> <p>3.4.2 London’s health care services are vital to maintaining and improving Londoners’ quality of life. The health service is also one of the capital’s major employers, with over 200,000 people working in the NHS in London. Several factors affect the demand for health services and facilities. These include a growing and ageing population, an increase in complex and long-term health conditions that need an integrated approach, and changes in patients’ personal preferences. New treatments and technologies are also transforming the ability to predict, diagnose and treat conditions. Policies throughout the London Plan seek to support preventative health measures and contribute positively to the wider determinants of health.</p> <p>3.4.3 Sustainability and Transformation Plans (STPs) were produced by the NHS and local Government in 2016 to set out how local health and care services would evolve and become sustainable by 2020/21. Five sub-regional STPs were developed in London. These five-year plans set out in varying levels of detail the proposed changes to NHS hospital estates and primary care facilities in each area.</p> <p>3.4.4 Policy HC3 Strategic and Local Views London Panoramas View 2 - Parliament Hill to Central London.</p> <p>3.4.5 The proposed solar panels will sit below the existing podium building parapets and railings and will not affect the current viewing corridor.</p> |

3.5 Planning Policy - Camden Local Plan 2017

3.4.6 Policy SI 2 Minimising greenhouse gas emissions

This proposal will help to reduce the hospital carbon footprint. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

- 1) be lean: use less energy and manage demand during operation
- 2) be clean: exploit local energy resources and supply energy efficiently and cleanly
- 3) be green: maximise opportunities for renewable energy by producing and using renewable energy on-site
- 4)be seen: monitor, verify and report on energy performance.

3.5 Camden Local Plan 2017

- 3.5.1

No specific policies are mentioned within Camden Local Plan regarding solar panels located within a viewing corridor.
- 3.5.2

As stated in the NPPF & The London Plan 2021 the use of renewable energy is supported and encouraged.
- 3.5.3

Policy E1 Economic development. States “the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses.

item e states “Camden will support the development of Camden’s health and education sectors and item l states Camden recognise the importance of other employment generating uses,including retail, education, **health**, markets, leisure and tourism.
- 3.5.4

Policy D1 Design - item M refers to preserving strategic and local views.

This section highlights the following:

“A number of London’s most famous and valued views originate in, or extend into, Camden.

These are:

- views of St Paul’s Cathedral from Kenwood, Parliament Hill and Primrose Hill;
 - views of the Palace of Westminster from Primrose and Parliament Hills; and
 - background views of St Paul’s from Greenwich and Blackheath
- 3.5.5

As stated previously the site is located within Parliament Hills view of the Palace of Westminster.

- 3.5.6

The Council seeks to protect these views in accordance with London-wide policy and will resist proposals that would harm them. Where existing buildings that affect a view are redeveloped it is expected that any replacement building will be of a height that does not harm the view. The current framework for protecting these views is set by the London Plan (policies 7.11 and 7.12) and the Mayor’s London View Management Framework supplementary planning guidance.
- 3.5.7

As the original hospital design addressed the above item and incorporated the constraints of the viewing corridor. We have assessed the design for the Solar Panels. The following pages illustrate by sections and details that the proposed solar panel will sit below the current building parapet level and substantially lower below the guard rails.
- 3.5.8

The Council will also consider the impact of a scheme, in terms of the townscape, landscape and skyline, on the whole extent of a view (“panorama”), not just the area in the view corridor. Developments should not detract from the panorama as a whole and should fit in with the prevailing pattern of buildings and spaces. They should seek to avoid buildings that tightly define the edges of the viewing corridors and not create a crowding effect around the landmark.

The proposed solar panel installation will not be visible and will not affect the townscape, landscape and skyline of the current panorama view.

3.5 Planning Policy - Camden Local Plan 2017



3.5.9 The Council will also seek to protect locally important views that contribute to the interest and character of the borough. These include:

- views into and from conservation areas; and
- views of listed and landmark buildings,

This page illustrate the following views:

View from Gower Street - Bloomsbury Conservation Area

View from University Street - Bloomsbury Conservation Area

View from Warren Street - Bloomsbury Conservation Area

All 3 views shows the existing parapet and restricted views of the building depending on the location. As per the detailed drawings on the following page, the existing parapet and coping will sit above and project higher than the proposed solar panels.

3.5.10 Building services equipment states air cooling, heating, ventilation and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position.

3.5.11 This has been addressed and the height of the solar panels will not exceed above 310mm from the finished floor angled at 10°.

3.5.12 Section 8 - Sustainability and Climate Change - Policy CC1 Climate Change Mitigations: item d states that LB Camden will support and encourage sensitive energy efficiency improvements to existing buildings;

3.5.13 Item 8.15 states: “given the significant contribution existing buildings make to Camden’s CO2 emissions, the Council will support proposals that seek to sensitively improve the energy efficiency of existing buildings. Policy D2 Heritage further explains that the Council will take into consideration the public benefits gained from the improved energy efficiency of existing buildings.

