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| Committee: | Date: |
| Planning and Transportation | 4 June 2013 |
| Subject: North Wing St Bartholomew's Hospital West Smithfield London EC1 Demolition of the existing 1960's extension to the building (638sq.m). | |
| Ward: Farringdon Without | Public For Decision |
| Registered No: 13/00113/CAC | Registered on: 5 February 2013 |
| Conservation Area: Smithfield | Listed Building: Grade I |
| <p><u>Summary</u></p> <p>The proposal relates to the former Finance Building (638sq.m GEA) on the St Bartholomew's Hospital site. The building was constructed in the 1960s as a three storey extension to the grade I listed North Block. The North Block is one of the most historically significant buildings on the hospital site.</p> <p>The proposal includes demolition of the Finance Building and its replacement with a new three storey extension (586sq.m GEA) to the North Block. Some internal alterations are proposed to the North Block. The new building would be used as a Maggie's Centre. These Centres provide non-residential support and information facilities for people with cancer and for their family and friends. Maggie's are renowned for employing leading architects to work on their schemes. The Centres are well-known for their innovative and inspiring designs.</p> <p>The proposed Centre has been designed by Steven Holl, a New York based architect who has adopted a modern architectural approach for the building. It would have curved facades clad in translucent white glazing interspersed with panels of coloured glazing. Landscaping is proposed to the north-western end of the site.</p> <p>To date there have been 41 objections to the scheme as well as objections from the Ancient Monuments Society, the Georgian Group, the London Society, the London and Middlesex Archaeological Society and Groups with an interest in the hospital site including the Friends of the Great Hall and Archive of St Bartholomew's Hospital. The main concerns relate to the design of the proposal and the potential for the Maggie's Centre to prejudice the future use of the North Wing through the inadequate provision of toilet and fire escape arrangements.</p> <p>The proposed Maggie's Centre is a building of high architectural quality. It would appear as a complementary contrast to the traditional hospital buildings around the site. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block and to enhance the setting of St</p> | |

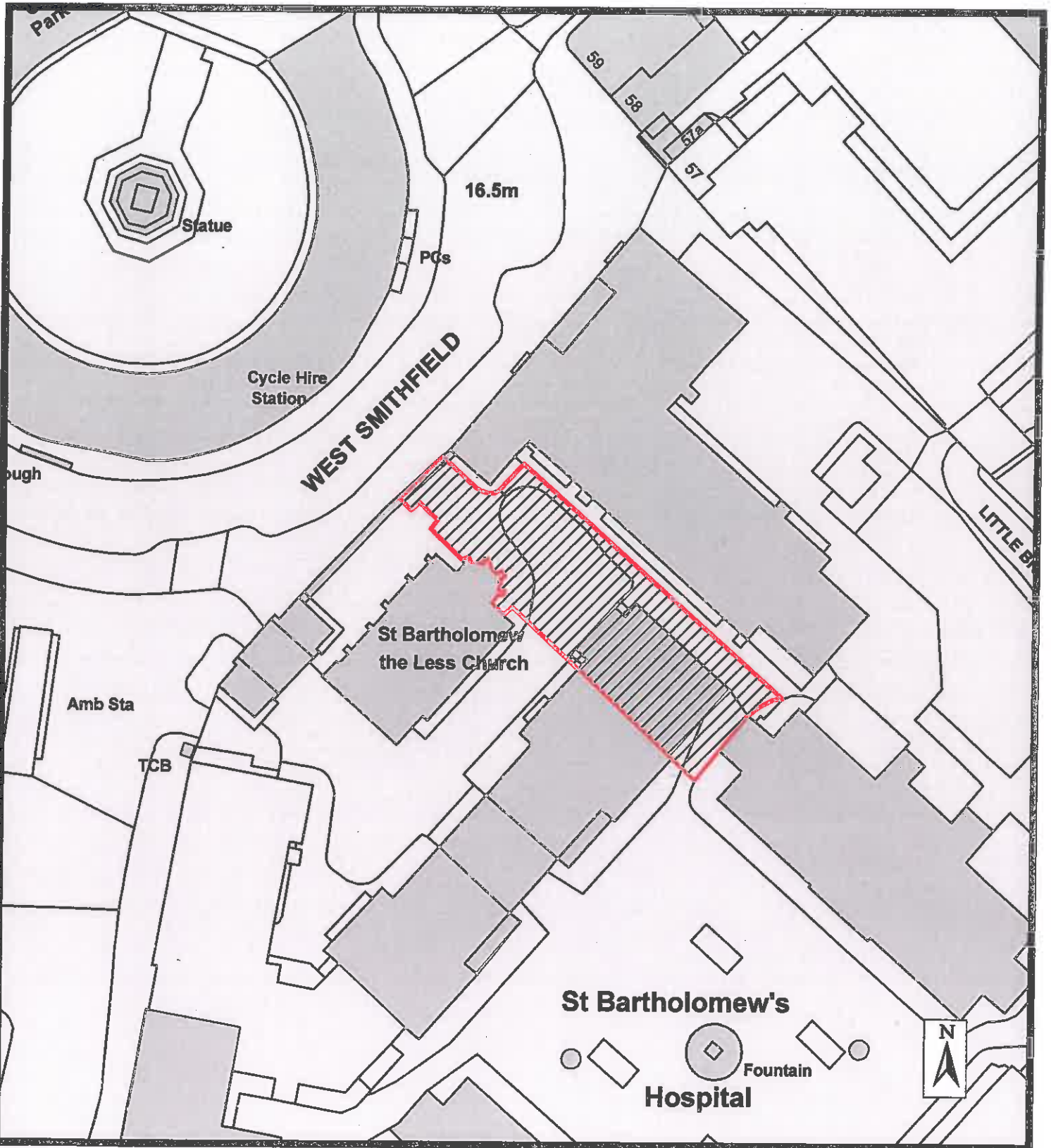
Bartholomew-the-Less and the adjacent listed buildings through new landscaping. English Heritage supports the proposal.

Toilet facilities would be provided in the basement of the Maggie's Centre for users of the North Block. The level of provision replicates that of the existing Finance Building. The Maggie's Centre could be used as a fire escape route from the North Wing if required. In supporting the proposal the Chief Executive of the Barts Health NHS Trust has confirmed that the proposed arrangements would be acceptable in both of these respects and would not prejudice the future use of the North Block.

Recommendation

(1) That conservation area consent be granted for the above proposal in accordance with the details set out in the attached schedule.



Site Location Plan



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ADDRESS:
North Wing, St. Bartholomews Hospital, West Smithfield

CASE No.
13/00111/FULL, 13/00112/LBC, 13/00113/CAC

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**





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See the report for the accompanying application for planning permission, reference 13/00111/FULL.

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

ENV13 Control demolition in CA

Conservation area consent, if appropriate, will normally be subject to a condition preventing demolition prior to the approval of detailed plans of any replacement building and may be subject to a condition that a contract, or series of contracts, ensuring the construction of such a replacement has been signed.

SCHEDULE

APPLICATION: 13/00113/CAC

North Wing St Bartholomew's Hospital West Smithfield

Demolition of the existing 1960's extension to the building (638sq.m).

CONDITIONS

- 1** The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2** The building(s) shall not be demolished before a contract or series of contracts have been made for the carrying out of substantial works of redevelopment and planning permission has been granted for the redevelopment for which the contracts provide. Such contracts shall include the construction of all foundations, above ground framework and floor structures.
REASON: In the interest of visual amenity and to ensure that the site is not left vacant indefinitely in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 13, CS12.
- 3** The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 5075 L (00) 001; 5075 L (01) 001 rev. B; 5075 L (01)002; 5075 L (01)003; 5075 L (02) 001 rev. B; 5075 L (02) 002 rev. A; 5075 L (02) 003 rev. A; 5075 L (02) 004; 5075 L (02) 005 rev. B; 5075 L (03) 002 rev. A; 5075 L (03) 001 rev. A; 5075 L (04) 001 rev. B; 5075 L (04) 002 rev. A; 5075 L (04) 003 rev. B.
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1** Reason for Grant of Conservation Area Consent - The decision to grant this conservation area consent has been taken having regard to policies in the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. Objections were made to the

application. These were taken into account by the Local Planning Authority but were not considered to outweigh the reasons for granting consent.

The Finance Building lacks architectural merit. Its demolition would provide the opportunity to enhance the character and appearance of the Smithfield Conservation Area.

London Plan Policy
Policy 7.8 To protect heritage assets

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets
ENV13 Control demolition in CA