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| Committee: | Date: |
| Planning and Transportation | 29 May 2018 |
| Subject: Old Pathology Building & Residential Staff Quarters Building St Bartholomew's Hospital West Smithfield London EC1A 7BE Refurbishment and extension of the Old Pathology Block and the former Residential Staff Quarters building to provide Private Hospital and North Block facilities, to include: (i) dismantling and rebuild of the rear facade with a five storey extension (3.5m deep); (ii) removal of redundant roof plant and erection of a roof extension on the Old Pathology Block; (iii) replacement of the existing infill facade between the Old Pathology Block and Pathology Museum; (iv) replacement of existing plant room on the Pathology Block Extension; (v) creation of a new entrance with associated accessibility provision on the north and rear elevation of the Residential Staff Quarters building; (vi) replacement of the existing windows on the Pathology Block Extension and Residential Staff Quarters building; (vii) landscaping to outer courtyard of Old Pathology Block and creation of additional cycle parking and a service yard. | Public |
| Ward: Farringdon Without | For Decision |
| Registered No: 16/01311/FULL | Registered on: 9 January 2017 |
| Conservation Area: Smithfield | Listed Building: No |

Summary

The two buildings subject of this application are the Old Pathology Block (OPB) and connected Pathology Block Extension (PBE), and the former Residential Staff Quarter building (RSQ). The site is located within the St Bartholomew's Hospital campus within the Smithfield Conservation Area.

There are a number of designated heritage assets in the immediate vicinity of the site. Located between the OPB and RSQ is the grade II listed Pathology Museum. To the north of the OPB, is the Gatehouse (grade I) and associated perimeter screen wall (grade II*). To the east, is the Church of St Bartholomew-the-Less (grade II*), the Hospital chapel (grade II*) and further east is the north east block of the Hospital and attached buildings (grade II). To the south are the East, West and North Blocks (Gibbs Building) comprising the central square of the Hospital complex (grade I), with associated historic lanterns and central fountain (grade II). Directly outside the OPB, on the

eastern side of Giltspur Street, is a grade II listed K2 telephone box. It is considered that the proposal would have an impact on the setting of these designated heritage assets. Both the OPB and the RSQ are considered to be non-designated heritage assets.

The Old Pathology Building and the Residential Staff Quarters building are six storeys (including a basement). Both buildings are in healthcare use and both buildings are currently vacant.

Planning permission is sought to extend the Old Pathology Block and refurbish both the Pathology Building and Residential Staff Quarters building bringing them back into long-term healthcare use and provide a new private healthcare facility.

The development comprises demolition and rebuild of the rear façade of the Old Pathology Building with a five storey extension (3.5m deep); removal of redundant roof plant and erection of a roof extension on the Old Pathology Block; replacement of the existing infill facade between the Old Pathology Block and Pathology Museum; replacement of existing plant room on the Pathology Block Extension; and other minor alterations include the extension, in width but not height, of an existing lift overrun on the RSQ building to accommodate a trolley lift at roof level and an existing door and window will be swapped around on the rear elevation.

Representations have been received across three rounds of consultation. The issues raised include the impact of the proposal on nearby heritage assets and the Smithfield Conservation Area, the provision of a lift and storage space to support the needs of the North Wing and the use of the buildings as a private healthcare facility.

The application was first considered under delegated powers in June 2016 and the proposals were considered acceptable subject to a Section 106 agreement.

Before the section 106 was signed and before any decision was issued further representations were submitted and concerns were raised about the provision of lift and catering facilities for the North Wing. The scheme has been amended to address the concerns raised and these amendments have been consulted upon.. The revised scheme provides a dedicated lift and entrance and storage facilities solely for the use for the North Wing.

The proposals would result in less than substantial harm to the settings of the gateway and Bartholomew-the-Less and the Smithfield Conservation Area. Elements of the proposed development, namely the removal of a significant amount of redundant plant on the PBE, the reduction in height and re-treatment of the elevation of the PBE facing Giltspur Street, the reinstatement of the bottle balustrade on the OPB and the restoration of the historic north entrance to the RSQ, are all enhancements which weigh in favour of the proposed development. These benefits together with the bringing two vacant buildings back into healthcare use weigh in favour of the proposed development.

It is considered that the development complies with the NPPF and the Development Plan as a whole and is appropriate subject to conditions, and a Section 106/Section 278 Agreement being entered into and complied with.

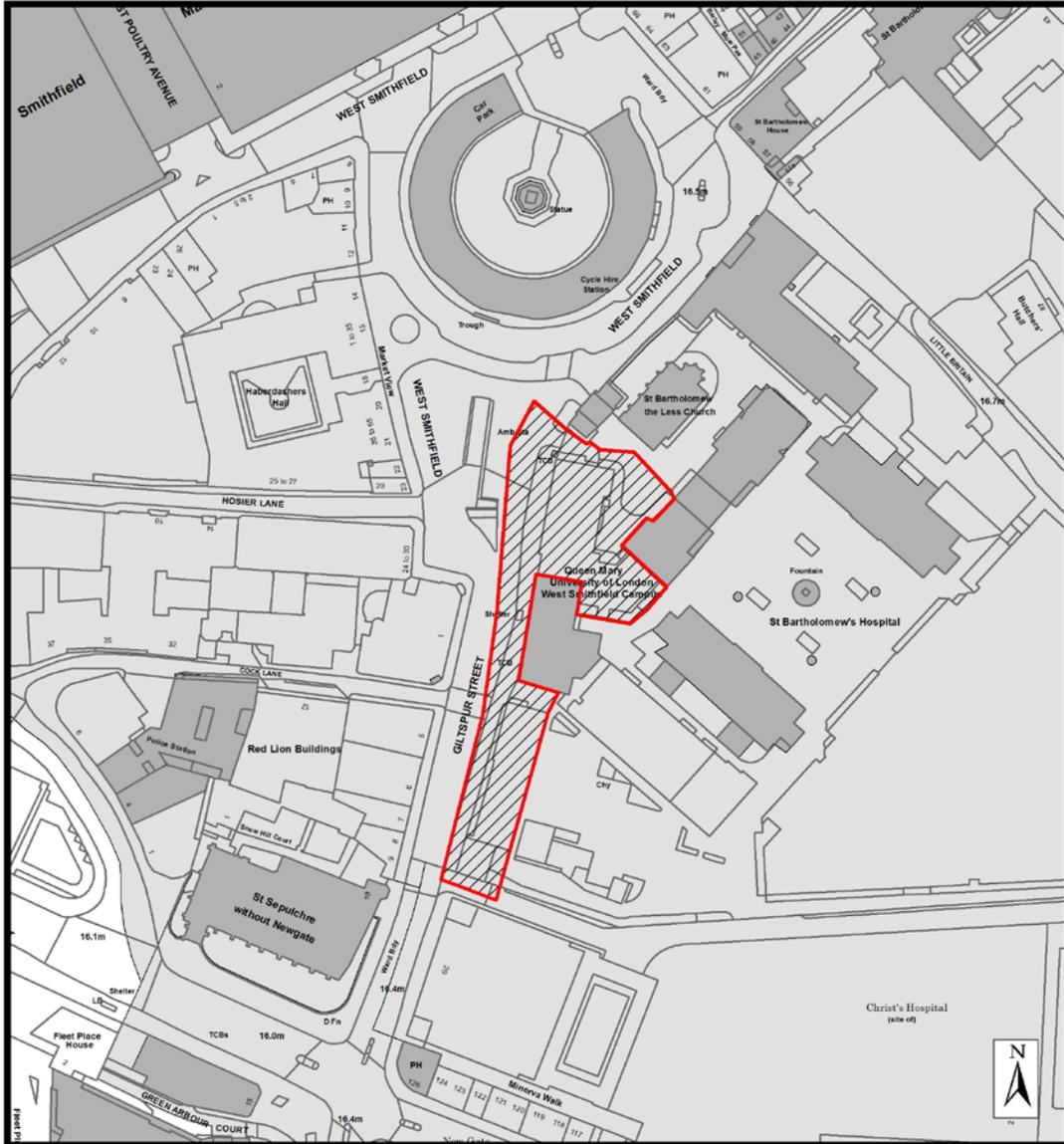
Recommendation

(1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to:

(a) planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 in respect of those matters set out in the report, the decision notice not to be issued until the Section 106 obligations have been executed;

(b) That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

Site Location Plan



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ADDRESS:
St Bart's Hospital

CASE No.
16/01311/FULL

- CITY BOUNDARY
- / / / / SITE LOCATION
- LISTED BUILDINGS
- CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Main Report

Site

1. The two buildings subject of this application are the Old Pathology Block (OPB) and connected Pathology Block Extension (PBE), and the former Residential Staff Quarter building (RSQ). The site is located within the St Bartholomew's Hospital campus within the Smithfield Conservation Area.
2. There are a number of designated heritage assets in the immediate vicinity of the site. Located between the OPB and RSQ is the grade II listed Pathology Museum. To the north of the OPB, is the Gatehouse (grade I) and associated perimeter screen wall (grade II*). To the east, is the Church of St Bartholomew-the-Less (grade II*), the Hospital chapel (grade II*) and further east is the north east block of the Hospital and attached buildings (grade II). To the south are the East, West and North Blocks (Gibbs Building) comprising the central square of the Hospital complex (grade I), with associated historic lanterns and central fountain (grade II). Directly outside the OPB, on the eastern side of Giltspur Street, is a grade II listed K2 telephone box. It is considered that the proposal would have an impact on the setting of these designated heritage assets. Both the OPB and the RSQ are considered to be non-designated heritage assets.

Relevant Planning History

3. On 20th December 2012 planning permission was granted (ref. 11/00999/FULL) for works to the Pathology Building and link extension in order to provide a Private Patient Unit. The works included the formation of a new entrance on Giltspur Street and the erection of a mansard roof extension on the OPB.
4. On 29th April 2014 planning permission (ref. 13/01227/FULL) and listed building consent (13/01228/LBC) were granted for the demolition of the 1960s link extension. External and internal alterations were proposed to the North Block in order to upgrade the existing facilities.
5. On 9th June 2015 planning permission (ref: 14/00952/FULL) was granted for refurbishment of the Pathology Building to provide a Private Patient Unit (PPU) and ancillary NHS offices and North Block Facilities, to include: (i) new access from Giltspur Street; (ii) removal of redundant roof plant and erection of a mansard roof extension; and (iii) new rear entrance with associated accessibility provision.
6. These three planning permissions were not implemented.
7. The Old Pathology Block has been assessed for listing by Historic England. While of clear local interest and making a positive contribution to the conservation area in which it is located, the former Pathology Block was not considered to be of sufficient architectural interest to merit listing. A decision was issued on 31 May 2017.

Proposals

8. The NHS propose to refurbish the OPB, PBE and RSQ buildings in order to provide for a private patients unit, and storage and catering facilities for use in association with the North Block (the uses fall within the existing Class C2 use of the premises). Planning permission is sought for the following works:
 - (i) demolition and rebuild of the rear façade of the OPB with a five storey extension (3.5m deep);
 - (ii) removal of redundant roof plant and erection of a roof extension on the Old Pathology Block;
 - (iii) replacement of the existing infill facade between the Old Pathology Block and Pathology Museum;
 - (iv) replacement of existing plant room on the Pathology Block Extension;
 - (v) creation of a new entrance with associated accessibility provision on the north elevation of the Residential Staff Quarters building;
 - (vi) replacement of the existing windows on the Pathology Block Extension and Residential Staff Quarters building;
 - (vii) landscaping to outer courtyard of Old Pathology building and creation of additional cycle parking and a service yard
 - (viii) Other minor alterations include the extension, in width but not height, of an existing lift overrun on the RSQ building to accommodate a trolley lift at roof level and an existing door and window will be swapped around on the rear elevation.
9. The application was first considered under delegated powers in June 2016 and the proposals were considered acceptable subject to a Section 106 agreement.
10. Before the section 106 was signed and before any decision was issued other concerns were raised by the Friends of the Great Hall. After discussions between the applicant, the Friends of the Great Hall and the City of London Corporation, the scheme has been amended. The revised scheme provides a dedicated lift and entrance and storage facilities solely for the use for the North Wing to address these concerns. These amendments have been consulted upon.

Consultations

11. The views of other City of London departments have been taken into account in the preparation of this redevelopment scheme and some detailed matters remain to be dealt with under conditions and the Section 106 agreement.

12. Following receipt of the planning application by the City, the application has been advertised in the press and site notices were put up around the site, and statutory and non-statutory bodies were consulted.
13. Statutory and non-statutory bodies have been consulted three times since the receipt of the application. After the first round of consultation, the scheme has been amended twice and each time the amendments have been re-consulted upon.
14. The first amendment comprised reducing the volume of accommodation on the PBE and re-designing the roof extension on the OPB to reduce the perceived bulk and scale.
15. The second amendment comprised internal alterations within the PBE to provide a dedicated lift from basement to first floor, a dedicated entrance to access the lift from St Bartholomew's Square and retaining 81-82sqm of storage space within the basement all solely for the use for the North Wing.
16. Below are a summary of the consultation responses received during each round of consultation. Copies of the representations are provided in the background papers.

First Round of Consultation – January 2017

17. A letter of objection was received from Historic England. Historic England had no objections to the principle of the proposals: the rebuilding of the rear façade and the increase in the width of the building would cause some harm to the settings of nearby listed buildings, but this harm was considered to be relatively minor and could be outweighed by public benefits. However Historic England raised concern regarding the proposed plant enclosure on the Old Pathology Block, that they were not convinced that this harm was necessary and a roof extension on the Old Pathology Block could be successful if carried out in a scholarly manner and should appear as a seamless whole. A plant enclosure could be designed in a different way to complement the building below.
18. An objection was received from the Georgian Group raising concerns about the potential impact of the proposals on the setting of the Grade I listed North Block and Hospital Square. The Group was concerned that the character of the square and the wider Conservation Area would be harmed by the visual intrusion of the proposed roof extension.
19. An objection has been received which raises concerns about the use of the Old Pathology Block which has always been used as a mortuary and as teaching space, there has never been a clinical facility in the Old Pathology Block and that it is unsuitable for clinical use as a private patients' unit. The objector states that the Bart's Hospital site has always been dedicated to caring for those without means and it is unconscionable to introduce private clinical facilities for paying patients. The objector also considers that to demolish the south elevation and rebuild it 3m closer to the façade of the Grade I listed North Block causes substantial harm to the significance of the heritage asset. The present application makes use of the Pathology Extension and it compromises the integrity of the North Block. The Pathology Extension

was earmarked for removal in 'the Hopkins scheme' (pp ref 13/01227/FULL) and this proposal reverses that vision. The objector raises concerns about the lack of viable catering facilities for the North Block in the Pathology Extension. The proposal provides basement storage space and a shared lift to be used for catering facilities and patients. A shared lift cannot meet health and safety regulations. A dedicated catering lift is essential. The storage space in the basement is inadequate for food preparation, refrigeration, washing up, dry goods storage, table and chair storage and catering staff lavatories and changing. The objector raises concerns that the proposal would impact on the Bart's Archives and Museum.

20. The Victorian Society raised objections to the large roof extension and that it would impact on the setting of the adjacent Grade II listed library and museum building, the Grade I listed Gibbs Building and the wider Conservation Area. Allowing a monolithic, hipped roof extension would be inappropriate and harmful to the significance of numerous designated heritage assets. The Victorian Society consider that the use of glass between the Old Pathology block and the Museum Block would be an improvement and suggest setting back any link block by as much as it is reasonably possible.
21. The Chairman of the Friends of The Great Hall and Archive of St Bartholomew's Hospital (the Friends) submitted a comment stating that the Nuffield Health's scheme would provide catering space which fulfils the basic needs to enhance the North Wing's catering requirements and that they could support the Nuffield Health proposals. Concerns were raised about the practicality of a shared lift to transfer food from the basement to the first floor but they acknowledged that it was not possible at this stage in the development to define the catering requirement. Concerns were also raised that the rear extension of the Old Pathology Block by 3m may dominate the north façade of the James Gibbs building. In conclusion, Nuffield Health's scheme with the catering space allocation does fulfil the basic needs to enhance the North Wing's catering requirements. There are alternative opinions of details as to how this will be delivered in the future. The Friend's Committee are now able to support the Nuffield Health proposals.
22. The CEO of the Bart's Health NHS Trust has written in support of the application. The CEO noted that the Pathology Block has been unoccupied and this proposal represents an opportunity for the Trust to repair this building and bring the buildings in long term viable healthcare use at no cost to the NHS. Nuffield Health had been appointed as preferred bidder for a Private Patients Unit Strategic Partner. At the end of the Nuffield Health use, the buildings would revert to the Trust in a state of full repair for NHS occupation, or could continue to operate in a private capacity on a new lease to generate a guaranteed income to the support NHS services.
23. LAMAS has commented that the proposal was accepted as a marginal improvement.
24. The Conservation Area Advisory Committee has raised no objections.

25. Living Streets has commented on the application recommending a delivery and servicing plan to control air pollution and reduce emissions and the implementation of a travel plan.

Second Round of Consultation – May 2017

26. Historic England and the Georgian Group withdrew their objections following the re-design of the roof on the Old Pathology Block.
27. Save Britain's Heritage submitted a letter objecting to the impact on the adjacent listed buildings, including the Grade I North Wing and Grade II* Church of St Bartholomew the Less. Whilst acknowledging that the existing facade of the Old Pathology Building will be rebuilt - an improvement on earlier design iterations - they consider the positioning 3m further out would have a harmful impact and would be detrimental to the setting of the Grade I listed heritage asset. Save Britain's Heritage express concerns that the application may jeopardise the Great Hall's future use due to limited lift provision and the amount of catering and storage and this has implications for the viability of the Great Hall, and consequently for the maintenance of the listed building. Save Britain's Heritage also express concerns relating to the impact on the historic archives of St Bart's that if adequate lift space is not provided then the basement of the North Wing may have to be used as an alternative, forcing the relocation of the Archives away from their historic site.
28. A letter of objection has been received which raises concerns that the construction of the Private Patients Unit would adversely affect the existing buildings and interfere with the relocation of the Arts and the London Archives Centre and hamper the facilities required by that academic and historical resource centre. The objector is in agreement with the other more detailed objections provided.
29. A second letter has been received from the objector to re-iterate their objection to for a private hospital on the site. There is no improvement in the amended drawings to mitigate the harm to the Smithfield Conservation Area and particularly to the North Wing. The objector states that it is not adequate to provide a shared lift to transport food with hospital patients for the Great Hall. It is disallowed by the Health and Hygiene Legislation. Enough storage space at basement level is not set aside for the range of catering facilities needed. The objector supports the objections written by SAVE and The Georgian Group. The areas of harm generated by this application for a private hospital are as follows:
 - Change of use of the Pathology Block to clinical operations is unsuitable and it should be retained for teaching and as a mortuary. There has never been a private hospital on the Barts site.
 - The re-building of the rear wall 3m further out will have a harmful impact on the façade of the Grade I listed North Wing.
 - The proposals cause substantial harm to the Smithfield Conservation Area and its numerous listed buildings.
 - The visual intrusion of the roof extension upset as the aesthetic harmony of this grouping of buildings

- Without proper catering facilities, the sustainable future of the Great Hall and the North Wing is not viable.

If this application is not refused then the basement of the North Wing may have to be used as a catering alternative, forcing the relocation of the Archives away from their historic site.

30. The CEO of the Bart's Health NHS Trust has submitted a second letter reinforcing his support for the proposal and has reviewed third party representations providing the following comments:
- The modern hospital has no need for a pathology use in the Old Pathology Building. Previous attempts to provide a healthcare use in the building have not proven possible to implement as they required additional development on the Pathology Block Extension and would have impacted views from the Square and harmed the setting of the North Block.
 - The proposal to extend the rear façade allows for the removal of the majority of the 5th floor of the Pathology Block Extension and improves the setting of the North Block and the Square.
 - The proposal provides storage space for the North Block to support its functions and provides a lift from basement level.
 - The proposal will have no adverse impact on the Archives store.
 - The proposed development is likely to be the optimum solution to bring these buildings back into long-term healthcare use.

Third Round of Consultation – May 2018

31. Following amendments to the scheme to provide a dedicated lift, an entrance solely for the use of the North Wing, as well as storage space at basement level of the PBE, two draft letters of support were received from Bart's Heritage and The Friends of the Great Hall and Archive of St Bartholomew's Hospital stating that subject to a S106 obligation providing commitment that the proposal would provide basement storage space of circa 81sqm - 82sqm, which includes the lift shaft and an internal lift from basement to first floor which includes an independent external access to the lift, the proposal now meets the concerns that they had in relation to the development.
32. A third letter has been received from the objector following the third round of consultation. He acknowledges that the proposal now provides a dedicated catering lift, however the scheme still falls short of what is needed for the proper functioning and viable future of the Great Hall and St Barts Archives. The size of the storage area within the basement would be inadequate to accommodate a fully serviced kitchen. No services are indicated on the drawings. Other concerns raised include:
- The Lower Ground floor should have a link to the Archives.
 - The Ground Floor plan shows the catering lift discharges directly to open air, and for health and hygiene reasons this lift should have a large lobby. There should be an opening into the North Wing to provide access for catering staff.

- The first floor lift lobby is narrow and tight and it would be difficult to manoeuvre catering trolleys and other equipment.
- The second floor plan indicates the lift overrun. However, a lift and stair are needed at this level of the North Wing to serve the Gibbs room for wheelchair access and escape. The lift overrun should be at third floor level.
- The objector reiterates his concerns about rebuilding the rear façade 3m closer to the North Wing and the use of the building as a private hospital.
- The objector raises concerns that the private hospital will thwart the City of London's initiative on the Cultural Mile. The Pathology Block has the potential to make Smithfield and Barts a heritage centre of outstanding significance.

Annotated drawings have been submitted with the objection in an attempt to point a way to overcoming some of these deficiencies.

33. An objection has been received by the Chair of Barts Health Archives Committee raising concerns that the building is too small to be a private hospital and not fit for purpose for clinical use without the demolition of the entire rear façade of the building. He states that the Pathology building has been used for Pathology Laboratories and Mortuary and the to use the building for clinical and patient activity is inappropriate in this setting. The objector stated that the Pathology Block has the potential for public and social benefit. It is sandwiched between the Pathology Museum and Medical School Library on one side and the North Wing and its archives on the other. Combined with City of London's initiative of the Cultural Mile and the relocation of the Museum of London to Smithfield, the objector considers that there is an opportunity to make this corner of Barts and Smithfield a heritage and cultural site of outstanding significance.

Policy Context

34. The development plan consists of the London Plan and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
35. There is relevant City of London including the Temples Conservation Area Character Summary and GLA supplementary planning guidance in respect of Planning Obligations and Sustainable Design Construction. Government Guidance is contained in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

Considerations

36. The Corporation, in determining the planning application has the following main statutory duties to perform:-
- to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations.

(Section 70 Town & Country Planning Act 1990);

to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

37. For development within or adjoining a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and its setting (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990)
38. In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990). In this case the duty is to the desirability of preserving the setting of listed buildings;
39. Considerable importance and weight should be given to the desirability of preserving a listed building and/or its setting, and to the desirability of preserving or enhancing the character or appearance of a conservation area, when carrying out any balancing exercise in which harm to the setting of listed buildings or conservation areas is to be weighed against public benefits. A finding that harm would be caused to a listed building or its setting or to a conservation area gives rise to a strong presumption against planning permission being granted.
40. It is necessary to assess all of the policies and proposals in the Development Plan and to come to a view as to whether in the light of the whole plan the proposal does or does not accord with it.
41. The principal issues in considering this application are:
 - The extent to which the proposals comply with the Development Plan and policy advice (including the NPPF) and the desirability of preserving the setting of listed buildings and preserving or enhancing the character and appearance of the conservation area;
 - The impact of the proposal on designated and non-designated heritage assets;
 - Provision of additional private healthcare facilities

Heritage and Design Considerations

Significance of Old Pathology Block and Residential Staff Quarters Building

42. There are three distinct buildings which comprise the application site, the Old Pathology Block (OPB), the attached Pathology Block Extension (PBE) and the separate former residential staff quarters (RSQ).
43. The OPB, by E. B. L'Anson, then architect to the Barts Medical Board, was built 1907-09. The OPB is a well-composed Italianate palazzo-style block of ashlar Portland stone: it is symmetrical in composition, of five bays to Giltspur Street with flanking and central bays emphasised by segmental pediments and crowned by a frieze and modillion cornice. The

building is appreciated in 3-dimension, with prominent and formal side and rear elevations visible from within the Hospital complex and from West Smithfield. It historically accommodated the Pathological Department, a developing specialism in the early 20th Century.

44. Its architecture, style, detail and material, complement the strong architectural tradition of the ancient Hospital complex, with group value when appreciated alongside the Gibb's square, the Pathology Museum and RSQ, while its association with medical advancement at this significant hospital complex make the building of sufficient architectural and historic interest to be considered a 'non-designed heritage asset'. It also makes a strong contribution to the character, appearance and significance of the Smithfield Conservation Area.
45. The PBE was completed 1970-72 and is a large extension, also faced in Portland stone, which enclosed the gap between the OPB and the Pathology Museum on Giltspur Street. It also extends, facing the Square, to the south, where it reads as a western wing to the North Block. The height, mass, bulk and proportions of the PBE are considered to detract from the OPB and the settings of the Pathology Museum, East, West and North Blocks and the Smithfield Conservation Area.
46. The RSQ, by E B L'Anson, finished 1909, is the near contemporary of the OPB, and is a significant part of the transformation of the Hospital complex in the early 20th Century, comprising the southern book-end of the group of classical blocks running north-south along Giltspur Street and culminating in the tower of the Old Bailey – a fine townscape view. Architecturally, it is in a freer-Italianate manner with heavier 'Gibbsian' treatment, a solid garret roof and two projecting pedimented flanking ranges. Given its architecture, style, detail, material and wider group value when viewed as part of the ancient Hospital complex, it is considered of sufficient architectural and historic interest to be considered a 'non-designed heritage asset'.

Impact on the Old Pathology Building and Pathology Block Extension

47. The proposed re-building of the rear and part of the side elevation in new matching Portland Stone, rather than the retention and re-building of the historic fabric, is considered satisfactory in the context of the wider planning balance. The applicant's specialist contractor and conservation architect have undertaken a feasibility assessment for re-using the historic fabric. Expert advice and opening up works revealed the historic masonry is bedded in a hard-cementitious mortar, while some of the stonework was found to be in a poor state of repair - which could accentuate the deterioration of the current stonework during the removal process. It was considered that this could result in a significant amount of new stone being required to repair a rebuilt façade which could result in a fragmented appearance which would detract from the uniform appearance of the architectural whole. On balance, given that the building is not listed, and that the integrity of the external character and appearance of the building usurps the protection of historic fabric, then

an approach utilising new stonework is considered satisfactory, in this instance.

48. To ensure the accuracy of the re-built façade, a condition is recommended requiring a full measured survey of the elevations for re-production. A Method Statement detailing how the loss of authentic fabric will be mitigated and how retained fabric will be preserved during the construction process would be reserved for condition. It is necessary to include a panel for the removal of an MRI scanner in the future. Such a panel can be detailed sensitively, and the details are reserved for condition.
49. The roof extension on the OPB would significantly alter the proportions of the building, which would detract from the well-composed and proportioned block - however it has been demonstrated that a roof extension is necessary to accommodate the mechanical and engineering services required to run 21st Century clinical hospital care.
50. To compensate and mitigate this harm, it is proposed to re-instate the lost bottle balustrade which once crowned the OPB, which would enhance its significance and contribution to the wider setting. The 'faux' roof (in essence, a plant enclosure) would be formed like a traditional true mansard roof, with three dormer windows in the principle elevation to break up the overall bulk and to reinforce the overall architectural composition, in a manner which is subservient.
51. The significant rear extension of the OPB would upset the well-considered proportions of the palazzo block, stretching the side elevation past the existing quoins detail. To ensure compliance with the Building Regulations, it is necessary to enclose the existing external metal escape stair attached to the existing rear projection to provide a secondary means of escape over all floors. This would result in a considerably larger rear projection, which would abut the principal crowning cornice, creating an uncomfortable relationship with the principal block, and challenging its pre-eminence. However, subject to achieving a sensitive and scholarly treatment of the detailing, it is considered that this harm could be mitigated to deliver a more organic extension to the building. The replacement of an existing ground floor door and stair with a window to match would not harm the architectural or historic interest of the OPB.
52. It is proposed to reduce the height of the PBE elevation facing Giltspur Street by approximately 1.7m and to undertake a scholarly restoration of the cornices and return elevations of the OPB and Pathology Museum. It is also proposed to re-face this elevation in contemporary architectural glazing, which would replace the current Portland stone. Subject to detail, which is reserved for condition, it is considered that the reduction in height to below the principal crowning cornices, the restoration of important architectural detailing and the architectural glazing would enhance an appreciation of the architectural expression of the OPB and Pathology Museum, reducing their bleeding into one another. This is considered a significant enhancement to the OPB.

53. Much discussion has been had to reduce and consolidate the plant/servicing requirement in the basement and on the roof of the OPB. However, whilst a significant amount of plant space would be removed from the 5th floor of the PBE, a smaller amount of space would need to be retained, in the south western part of that roof. This would be set-back 3m from the Giltspur Street elevation and would be flush with the rear elevation of the OPB, reducing the impact of the existing high-level bulk when viewed from the street. The detailed materiality of this aspect would be the subject of a condition.
54. Overall, it is considered that the rear and roof extensions would challenge the well-considered proportions of the host building. However, it is considered a scholarly detailed restoration, in addition to the re-instatement of the historic bottle balustrade, reduction in height and restoration of the return cornice, glazing of the PBE elevation to Giltspur Street and reduction in high level bulk on the PBE, are enhancements which would sufficiently mitigate that harm.

Impact on the Setting of the North Block

55. The North Block forms the centrepiece of a unique and elegant early Georgian formal square in the Palladian vogue, by renowned architect James Gibbs, built between circa 1720-1750, containing the Great Hall and ceremonial stair painted by William Hogarth. It is of high architectural and historic significance, as a result of its architecture, art and historical associations. An appreciation of the North Block in association with the East and West Blocks, as part of a formal symmetrical townscape composition, makes a large contribution to its significance.
56. The rear extension of the OPB toward the North Block would partially obscure the North Block on approach from West Smithfield, whilst the additional height would make it a more imposing building in contrast to the scale of the North Block. It is considered that the rear extension of the OPB would cause some harm to the setting of the North Block.
57. The proposal to significantly reduce the amount of high level plant enclosure on the PBE would remove the presence of high level bulk which currently detracts from the North Block in prominent views from the square, which weighs in favour of the proposal as a significant enhancement.

Impact on the Setting of the Gatehouse and Perimeter Screen

58. The gatehouse, of 1702, is a high quality piece of English Baroque in the Wren tradition, with a temple front composed of giant order Ionic pilasters supporting a pediment and centred on an aedicule containing the only public statue of King Henry VIII in London. The screen is later although 18th Century in a complementary style, rusticated with Doric colonnade. Both are of high significance as a result of their architecture and historic association with the Hospital complex. When viewed as a group, in association with the complementary architecture of the Hospital, their significance is accentuated.

59. The increase in height, bulk and mass of the OPB will alter the current harmonious relationship it enjoys with the gatehouse. It will reduce the sky gap between the OPB and the gatehouse, whilst the height will more apparently breach its main ridge, when appreciated in wider view from West Smithfield. However, with the reinstatement of the balustrade the massing of the roof would appear more recessive and less apparent, mitigating that impact. It is considered that the setting of the gatehouse would remain open and it is sufficiently robust to accommodate the additional height and bulk proposed. The screen wall would still be appreciated in the context of the coherent hospital complex ensemble, and the proposal would not harm an appreciation or understanding of it.
60. It is considered that the proposal would result in some less than substantial harm to the setting of the gatehouse and would have a neutral impact on the setting of the associated screen wall.

Impact on the Setting of St Bartholomew-the-Less

61. St Bartholomew-the-Less is the Hospital chapel, comprising a squat medieval 15th Century tower of rag stone rubble in the authentic Perpendicular manner connected to a distinctive octavinal nave by Thomas Hardwick of 1823-25 in the revival 'Gothik' style. Its special interest/significance derives from its ancient fabric, association with the Medieval Hospital and its distinctive architectural history.
62. The openness of its setting, in particular its landmark status appreciated in silhouette when viewed above the screen wall from West Smithfield, contributes to an appreciation of its significance and that of the Hospital complex as a whole.
63. At present, the tower and ogee cupola of the Church rise above the ridges of the buildings comprising the Hospital complex. The additional height and bulk of the OPB would challenge this pre-eminence, albeit not significantly.
64. It is considered that the proposal would cause some less than substantial harm to the Church of St Bartholomew-the-Less, by reason of the additional height and bulk.

Impact on Setting of the Pathology Museum

65. The Pathology Museum dates from 1878 by E L'Anson and is Portland stone faced in a scholarly Italianate manner, comprising rusticated basement with Gibbs surrounds, pedimented piano nobile and robust crowning cornice with an unusual hipped roof lantern. Significance derives from its architectural expression and appreciation as part of a group when appreciated alongside the OPB, RSQ and the main body and tower of the Old Bailey in views from West Smithfield/Giltspur Street. The PBE, attached to its northern elevation, detracts from an appreciation of it as a distinct regular block, causing it to bleed into the adjacent OPB, breaching its principal crowning cornice and balustrade height, detracting from its architectural integrity.
66. The additional height, bulk and mass, particularly at roof level of the OPB, changes the dynamic of the relationship with the Pathology

Museum. However, the roof extension would be no higher than the lantern roof which projects above the principal cornice in views from Giltspur Street/West Smithfield. The negotiated bulk, massing and detailed design of the OPB roof extension would better harmonise with the distinctive architecture of its surroundings, mitigating the impact of the increased height/bulk. It would still allow an appreciation of the Pathology Museum as the centrepiece in those important wider views.

67. The partial reduction in the height of the PBE, where it addresses Giltspur Street, would reduce the height of its parapet below the level of the crowning cornice of the Museum. At this stage it is not known if the return elevation of the OPB still exists or was demolished at the time the PBE was constructed. Exposing or restoring the return northern elevation in a scholarly manner will be reserved for condition. This would enhance an appreciation of an important architectural feature, of it as a distinct block and increase the subservience of the PBE to the Museum.
68. The re-treatment of the elevation facing Giltspur Street, in contemporary architectural glazing, would reduce the bleeding of the Museum into the OPB, reinforcing the separate identities of the historic individual blocks in important views. The applicant has demonstrated that it would be unviable to provide a meaningful set-back in the elevation of facing Giltspur Street, although would investigate through a detailed design process how some additional relief could be achieved via a detailed design, which has been reserved for condition.
69. Overall, it is considered that the proposed development would result in a minor enhancement to the special interest/heritage significance of the Pathology Museum, and this has been weighed into the planning balance.

Impact on the Character and Appearance and Heritage Significance of the Smithfield Conservation Area

70. The OPB and RSQ are considered to make a strong contribution to the character, appearance and significance of the Conservation Area.
71. It is considered that the negotiated height, bulk and massing of the proposal would, subject to detail, provide an addition to the host building and wider roofscape that responds to its character and appearance. The elements of the scheme, namely the removal of a significant amount of 5th floor level bulk on the PBE, the reduction in height and re-treatment of the elevation of the PBE facing Giltspur Street, the re-instatement of the bottle balustrade on the OPB, all make minor enhancements to the character, appearance and significance of the Conservation Area.
72. It is considered that less than substantial harm would be caused to the character, appearance and significance of the Smithfield Conservation Area.

Former Residential Staff Quarters

73. The proposed development seeks to restore the northern (side) entrance of the RSQ, which was removed and the elevation altered in the 1970s, to its historic appearance in a scholarly manner, the details of which are

reserved for condition. This would enhance the architectural and historic significance of the non-designated heritage asset, which is a benefit in favour of the proposed development.

74. The swapping of a door for a window at the rear of the RSQ would be acceptable.

Impact on St Paul's Heights

75. The proposal would not breach the St Paul's Heights grid in accordance with Local Plan Policy CS 13(2) and CS 14(2).

Impact on the London View Management Framework

76. The proposal would not breach the Landmark Viewing Corridor of View 1 or either the Wider Setting Consultation Area or the Background Setting Areas of Views 2, 3 and 6 of the LVMF.

Provision of Healthcare

77. Policy CS22 seeks to support the improvement of St Bartholomew's Hospital and encourages the provision of private health facilities in the City. The OPB and the RSQ are currently vacant buildings in a poor state of repair. The refurbishment of the OPB and the RSQ would provide new private healthcare facilities and return two vacant buildings bringing them back into long-term healthcare use. The refurbished buildings would provide acute hospital facilities, diagnostic treatment and health assessment services. These services would support NHS treatment, providing a healthcare provision to patients and would assist in retaining medical staff at St Bartholomew's Hospital. The proposal development would provide capacity for 170 patients and 200 staff. This increase in the provision of healthcare services would be welcome.

Safeguarding the Long Term of the North Block

78. Objections were received raising concerns that the proposal may jeopardise the Great Hall's future use to the detriment of the future viability of the North Block. A dedicated storage room would be provided in the basement of the Pathology Block Extension measuring (81.2sqm) and this room could be used for catering support and storage.
79. The applicant has submitted an amendment to the planning application to provide improved facilities for the North Wing. The proposed amendments comprise;
- Internal amendments to provide a dedicated lift for use for the North Wing which provides access from basement to first floor of the North Wing.
 - External amendment to provide a dedicated entrance from St Bartholomew Square for the North Wing to access the dedicated lift
 - External amendment to rebuild the rear façade of the Old Pathology Block in new stone, to match existing rather than a combination of new and retained stone.

80. The Friends of the Great Hall and Archive of St Bartholomew's Hospital and St Bartholomew's Heritage have submitted letters of support acknowledging that the amended proposal fulfils the agreed spatial area required for storage and that a dedicated internal lift from basement to first floor which includes an independent external access to the lift satisfies their requirements, subject to a S106 obligation which states that the Private Patients Unit shall not be occupied until the dedicated lift has been constructed and made available for use.
81. With the provision of a dedicated lift and entrance and storage space within the Pathology Building, it is considered that the proposal would secure and protect the long-term viability and the future use of the North Wing.

Access

82. The main visitors' entrance to the Pathology Buildings would be on Giltspur Street. A staff entrance would be located on the rear elevation at the rear of the PBE. A ramp and steps would be provided to deal with the level difference. The proposed entrance to the RSQ building would be located on the north elevation and a separate staff entrance would be located at the rear of the building. All the new entrances would provide level access into the OPB, PBE and the RSQ buildings. New lifts would be provided within the two buildings to allow the movement of patients, visitors and staff to access all occupied areas of the building. Staff would be able to move between the OPB and the RSQ through an existing rear route. The Access Officer has reviewed the access provisions and is satisfied they meet the requirements in line with Local Plan policy DM10.8.

Archaeology

83. The site is in an area of archaeological potential outside the City walls and in a known Roman cemetery area. There is high potential for significant Roman, medieval and post medieval archaeological remains relating to the Roman cemetery, Roman structural and occupational evidence and for structures related to the medieval and post-medieval priory and Hospital of St Bartholomew.
84. An Historic Environment Assessment, Heritage Statement, WSI for Archaeological Evaluation and Structural Engineer's Report and Construction Method Statement have been submitted with the application. Geotechnical investigations have been carried out in the northern part of the site and late medieval remains were recorded.
85. The scheme would have an archaeological impact where new groundworks are proposed in the Pathology Building. This would include the demolition of the rear elevation and rebuilding with a new extension to the east of the building, comprising an extended basement, new foundations, lift core and underpinning to the west and north elevations. A crane base with piled foundations is proposed.
86. There are no below ground works proposed in the Residential Staff Quarters building.

87. Archaeological evaluation is required to provide additional information on the archaeological impact of the proposals. This work would provide additional information on the potential survival of Roman or late medieval burials, medieval and post medieval structures and buildings which would be affected by the scheme.
88. Conditions are recommended to cover a programme of archaeological work and foundation design.

Trees

89. A mature London Plane tree is located directly to the north of the OPB and is partially located within the site boundary. Any tree pruning that is required to enable the works to be carried out has been subject to a separate section 211 notice. A condition is recommended to provide further details on how the tree would be protected during demolition and construction.

Environmental Impacts from Construction

90. The permission would be subject to conditions requiring the noise levels of any new plant to comply with the City's noise standards. The Environmental Health Officer has recommended conditions for further details to be submitted to protect the amenity of nearby residents and occupiers during demolition and construction. A Demolition and Construction Management Plan would be secured via condition.

Transport and Cycle Parking

91. The proposal provides 48 new cycle parking spaces which would meet the London Plan Cycle Parking Standards. The proposed cycle parking spaces would be located within the Courtyard to the rear of the Old Pathology Block (30 spaces) and between the Pathology and Museum Building (18 spaces).
92. It is proposed that servicing and deliveries are undertaken from the service yard to the east of the OPB. This service yard is relatively small with restricted vehicle access. During servicing and deliveries it is proposed that personnel will monitor vehicles entering and exiting the yard and while parked to ensure pedestrians and cyclists are not in conflict with the vehicles while servicing and deliveries take place. Hours of servicing would be secured via a condition.

Waste and Refuse

93. Refuse and clinical waste storage has been provided within the site. The refuse and clinical waste collection would be collected by a commercial waste company. The Amenity and Waste Officer is satisfied the waste storage and collection facilities comply with their requirements.

Energy and Sustainability

94. Policy CS15 requires demonstration that the highest feasible and viable sustainability standards have been designed into the building. The energy statement provides confirmation that this development would

provide significant carbon emission improvements compared with the existing buildings and will exceed the 2013 Building Regulations requirements by 17% for the Old Pathology Building and 24% for the RSQ Building. Further improvement is constrained by the historic status of the buildings and the need to retain existing structures. The reuse of existing buildings is welcomed in line with Local Plan Policy CS15.3 which encourages conservation of materials. The Environmental Impact section of the Design and Access Statement addresses how energy and carbon reduction would be achieved. The buildings would be connected to the existing St Bart's Hospital CHP.

Completion of the Development

95. If the works to refurbish the buildings were not to be carried out in their entirety then there could be a detrimental impact on the character and appearance of the conservation area. A condition is recommended that the buildings shall not be occupied until the development of the whole building has been completed in their entirety.

Planning Obligations and Community Infrastructure Levy

96. The development would require planning obligations in a Section 106 agreement to mitigate the impact of the proposal and make it acceptable in planning terms.
97. The obligations set out below are required in accordance with the City's SPD. They are necessary to make the application acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development and meet the tests in the CIL Regulations and government policy.
- local procurement
 - local training skills and job brokerage
 - delivery servicing plan
 - travel plan
98. A Section 106 obligation is recommended that the development shall not be occupied prior to the dedicated catering lift being constructed and made available for the sole use of the North Wing.
99. The Mayoral and City Community Infrastructure Levy charge would be Nil as the development is proposed to be used wholly for the provision of medical or health services.

Conclusions

100. Overall, it is considered that the architectural and historic significance of the OPB, as a non-designated heritage asset, would be harmed by the proposed development. It is considered that the proposal would cause less than substantial harm to the settings of the gateway and Bartholomew-the-Less. However, elements of the proposed development, namely the removal of a significant amount of redundant

plant on the PBE, the reduction in height and re-treatment of the elevation of the PBE facing Giltspur Street, the reinstatement of the bottle balustrade on the OPB and the restoration of the historic north entrance to the RSQ, are all enhancements which weigh in favour of the proposed development.

101. The proposed works would contribute towards securing the long-term future of the North Block, would provide a private healthcare facility and would support the continued presence and improvement of St Bartholomew's Hospital in accordance with policy CS22 of the Local Plan.

Background Papers

Internal

Department of Markets and Consumer Protection dated 18 January 2017

Department of Open Spaces 12 January 2017

External

Daylight and Sunlight Report dated 16 November 2016

Planning Statement dated December 2016

Townscape and Visual Impact Appraisal dated November 2016

Energy Statement dated November 2016

Waste Management Strategy dated November 2016

Noise Survey dated 19 July 2016

Roof Plant Considerations dated November 2016

Design and Access Statement – Issue for Planning_Rev A_ 30.11.16

Design and Access Statement - Issue for Plannig_RevC_19.04.17

Delivery and Servicing Plan Rev B Project 15-296 dated April 2017

Draft Construction Management Plan Rev A Project 15-296 dated April 2017

Ecological Impact Assessment April 2017

Engineering Services Plant Options Appraisal dated April 2017

Historic Environment Assessment Version 7 dated 21 April 2017

Planning Statement dated April 2017

Scheme Amendments Report dated April 2017

Transport Assessment Rev E 15-296 dated April 2017

Travel Plan Rev D 15-296 dated April 2017

Townscape and Visual Impact Appraisal Addendum dated April 2017

Verified Views - Document Reference No. V3D 161003A

Letter, Museum of London Archaeology, dated 6 April 2017

Historic Environment Assessment (Version 7), Museum of London Archaeology, 21st April 2017

Heritage Statement v.4 Museum of London Archaeology 21/04/17

Structural Engineers Report and Construction Method Statement dated October 2016

Structural Engineer's Report and Construction Method Statement, Sinclair Johnston & Partners, March 2017

Written Scheme of Investigation for a Trial Trench Evaluation, Museum of London Archaeology, dated 6 April 2017

Letter Historic England 16 January 2017
Letter Historic England 10 May 2017
Letter Victorian Society 03 March 2017
Email David McKinstry (The Georgian Group) 09 March 2017
Email Peter Schmitt 09 March 2017 and 25 May 2017 and 17 May 2018
Letter Friends of the Great Hall and Archive of St Bartholomew's Hospital
Letter Barts Health NHS Trust 3 February 2017
Letter Barts Health NHS Trust 4 May 2017
Online Richard Lambert, Living Street 26 January 2017
Email LAMAS 08 February 2017
Letter Save Britain's Heritage 17 May 2017
Email Mike Swash 24 May 2017
Email Zachary Osborne (The Georgian Group) 01 June 2017
Letter Conservation Area Advisory Committee 7 February 2017
Draft Letter Friends of the Great Hall and Archive of St Bartholomew's Hospital [Not Dated]
Draft Letter St Bartholomew's Heritage [Not Dated]
Delegated Report dated 6 June 2017
Email Gerald Libby dated 18 May 2018

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 3.2 New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities.

Policy 3.16 Protection and enhancement of social infrastructure - additional and enhanced social infrastructure provision to meet the needs of a growing and diverse population.

Policy 3.17 Health and social care facilities - Provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs.

Policy 5.3 Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. Major development proposals should meet the minimum standards outlined in supplementary planning guidance.

Policy 6.3 Development proposals should ensure that impacts on transport capacity and the transport network are fully assessed.

Policy 6.9 Developments should provide secure, integrated and accessible cycle parking facilities and provide on-site changing facilities and showers for cyclists, facilitate the Cycle Super Highways and facilitate the central London cycle hire scheme.

Policy 6.13 The maximum standards set out in Table 6.2 should be applied to planning applications. Developments must:

ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles

provide parking for disabled people in line with Table 6.2

meet the minimum cycle parking standards set out in Table 6.3

provide for the needs of businesses for delivery and servicing.

Policy 7.4 Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Policy 7.6 Buildings and structures should:

a be of the highest architectural quality

b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm

c comprise details and materials that complement, not necessarily replicate, the local architectural character

- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Policy 7.12 New development should not harm and where possible should make a positive contribution to the characteristics and composition of the strategic views and their landmark elements identified in the London View Management Framework. It should also, where possible, preserve viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated Viewing Places.

Relevant Local Plan 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.

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS22 Maximise community facilities

To maximise opportunities for the City's residential and working communities to access suitable health, social and educational facilities and opportunities, while fostering cohesive communities and healthy lifestyles.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.

3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.
3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

DM12.4 Archaeology

1. To require planning applications which involve excavation or ground works on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
2. To preserve, protect, safeguard and enhance archaeological monuments, remains and their settings in development, and to seek a public display and interpretation, where appropriate.
3. To require proper investigation and recording of archaeological remains as an integral part of a development programme, and publication and archiving of results to advance understanding.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.
2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.
3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.
4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.
5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:
 - a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation

measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.

3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.

5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

DM15.6 Air quality

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.

2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.

3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).

4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact assessment will be required for combustion based low and zero carbon technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.

5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.

6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

CS16 Improving transport and travel

To build on the City's strategic central London position and good transport infrastructure to further improve the sustainability and efficiency of travel in, to, from and through the City.

DM16.2 Pedestrian movement

1. Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper level walkway network around the Barbican and London Wall.
2. The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided having regard to:
 - a) the extent to which the route provides for current and all reasonably foreseeable future demands placed upon it, including at peak periods;
 - b) the shortest practicable routes between relevant points.
3. Routes of historic importance should be safeguarded as part of the City's characteristic pattern of lanes, alleys and courts, including the route's historic alignment and width.
4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.
5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City's street network. Spaces should be designed so that signage is not necessary and it is clear to the public that access is allowed.
6. The creation of new pedestrian rights of way will be encouraged where this would improve movement and contribute to the character of an area, taking into consideration pedestrian routes and movement in neighbouring areas and boroughs, where relevant.

DM15.8 Contaminated land

Where development involves ground works or the creation of open spaces, developers will be expected to carry out a detailed site investigation to establish whether the site is contaminated and to determine the potential for pollution of the water environment or harm to human health and non-human receptors. Suitable mitigation must be identified to remediate any contaminated land and prevent potential adverse impacts of the development on human and non-human receptors, land or water quality.

DM16.3 Cycle parking

1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the

standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.

2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.
2. On-site waste management, through techniques such as recycle sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

CS19 Improve open space and biodiversity

To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

DM19.2 Biodiversity and urban greening

Developments should promote biodiversity and contribute to urban greening by incorporating:

- a) green roofs and walls, soft landscaping and trees;
- b) features for wildlife, such as nesting boxes and beehives;
- c) a planting mix which encourages biodiversity;
- d) planting which will be resilient to a range of climate conditions;
- e) maintenance of habitats within Sites of Importance for Nature Conservation.

SCHEDULE

APPLICATION: 16/01311/FULL

Old Pathology Building & Residential Staff Quarters Building St Bartholomew's Hospital West Smithfield

Refurbishment and extension of the Old Pathology Block and the former Residential Staff Quarters building to provide Private Hospital and North Block facilities, to include: (i) dismantling and rebuild of the rear facade with a five storey extension (3.5m deep); (ii) removal of redundant roof plant and erection of a roof extension on the Old Pathology Block; (iii) replacement of the existing infill facade between the Old Pathology Block and Pathology Museum; (iv) replacement of existing plant room on the Pathology Block Extension; (v) creation of a new entrance with associated accessibility provision on the north and rear elevation of the Residential Staff Quarters building; (vi) replacement of the existing windows on the Pathology Block Extension and Residential Staff Quarters building; (vii) landscaping to outer courtyard of Old Pathology Block and creation of additional cycle parking and a service yard.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.

- 2 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) particulars and samples of the materials to be used on all external faces of the building including the bottle balustrade and louvres
 - (b) large scale details of the new stonework for the re-built façades of Pathology Building, including details of to facilitate the MRI removal
 - (c) details of ground floor entrances
 - (d) details of the flank elevations of the Old Pathology Block and the Pathology Museum that are to be exposed;
 - (e) details of windows, glazing and external joinery;
 - (f) details of soffits, hand rails and balustrades;
 - (g) details of the treatment, junctions and expansion joints including between the Old Pathology Block, Pathology Block Extension and the Pathology Museum and the stone archway
 - (h) details of the plant, flues, fire escapes and other excrescences at roof level
 - (i) details of the treatment of the new roof including dormers and plant enclosures

(j) details of all ground level surfaces including materials to be used and external seating;

(k) details of external surfaces within the site boundary including hard and soft landscaping;

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2, DM 10.4 and DM19.2

- 3 Prior to works thereby affected, details of measures to be taken during the period of demolition and construction for the protection of the trees to be approved.

REASON: In order to ensure the continued protection of the trees in accordance with the following policies of the Local Plan: DM 10.4 and DM19.2

- 4 A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during demolition shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place on the site. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition shall not be carried out other than in accordance with the approved scheme

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that development starts.

- 5 (a) No work except demolition to basement slab level shall take place until an investigation and risk assessment has been undertaken to establish if the site is contaminated and to determine the potential for pollution in accordance with the requirements of DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. The risk assessment must be submitted to and approved in writing by the Local Planning Authority.
(b) Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation

scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

(d) Within five working days of any site contamination (not previously identified) being found when carrying out the development the contamination must be reported in writing to the Local Planning Authority and an investigation and remedial action conducted and reported in accordance with parts A-C of this condition.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Local Plan DM15.8. Details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

- 6 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.

REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policy of the Local Plan: DM12.4.

- 7 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site during deconstruction of the existing building(s) has been submitted to and approved in writing by the Local Planning Authority. The Deconstruction Logistics Plan shall include relevant measures from Section 3 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. The demolition shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that demolition works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to demolition work

commencing in order that the impact on the transport network is minimised from the time that demolition starts.

- 8 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to exist in accordance with the following policy of the Local Plan: DM12.4.
- 9 Unless otherwise agreed in writing with the Local Planning Authority, archaeological evaluation shall be carried out in accordance with the Written Scheme of Investigation for an Archaeological Evaluation, V.3, dated 21/04/17.
REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Local Plan: DM12.4
- 10 Before the works thereby affected are begun a full measured survey of the north east (rear) and north (side) elevations of the OPB and the stone archway (providing access to the facilities management yard), which includes accurate measurements of all openings and architectural details, shall be undertaken and submitted to the Local Planning Authority alongside a Method Statement detailing how the current facades will be de-constructed, stored, re-erected and where necessary repaired, having consideration for maximising the re-use of existing fabric, and this shall be approved by the Local Planning Authority in writing.
REASON: To preserve and enhance the character and appearance of the Smithfield Conservation Area in accordance with the following policy of the Local Plan: CS12, DM12.1, DM12.2, DM 12.3
- 11 A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction shall be submitted to and approved in writing by the Local Planning Authority prior to any construction work taking place on the site. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in accordance with the approved scheme.

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that the construction starts.

- 12 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall include relevant measures from Section 3 of the Mayor of London's Construction Logistics Plan Guidance for Developers issued in April 2013, and specifically address [driver training for] the safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.
REASON: To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.
- 13 Unless otherwise agreed in writing by the local planning authority all combustion flues must terminate at least 1m above the highest roof in the development in order to ensure maximum dispersion of pollutants.
REASON: In order to ensure that the proposed development does not have a detrimental impact on occupiers of residential premises in the area and in accordance with the following policy of the Local Plan: DM15.6 and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10, in accordance with the City of London Air Quality Strategy 2015 and the Local Plan DM15.6.
- 14 No boilers that have a dry NO_x emission level exceeding 40 mg/kWh (measured at 0% excess O₂) shall at any time be installed in or used to serve the building.
REASON: To comply with policy DM15.6 of the Local Plan and policies 7.14B a and c of the London Plan.
- 15 (a) No CHP plant in the thermal input range 50kWth to 20MWth with NO_x emissions exceeding that specified in Band B of Appendix 7 to the GLA Sustainable Design and Construction Supplementary Planning

Guidance published April 2014 (or any updates thereof) shall at any time be installed in or used to serve the building.

(b) Prior to any CHP plant coming into operation the following details must be submitted to and approved in writing by the Local Planning Authority:

(i) The results of an emissions test demonstrating compliance with Part A of this condition and stack discharge velocity carried out by an accredited laboratory/competent person; and

(ii) An equipment maintenance schedule demonstrating that the emission standard would always be met.

(c) The CHP plant shall at all times be maintained in accordance with the approved schedule.

REASON: To comply with policy DM15.6 of the Local Plan and policies 7.14B a and c of the London Plan.

- 16 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.

- 17 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
- (b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
- (c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.
- REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 18 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

- 19 Any generator within the development shall be used solely on intermittent and exceptional occasions when required in response to a life threatening emergency or an exceptional event requiring business continuity and for the testing necessary to meet that purpose and shall not be used at any other time. At all times the generator shall be operated to minimise noise impacts and emissions of air pollutants and a log of its use shall be maintained and be available for inspection by the Local Planning Authority.
The testing regime of the standby generator hereby permitted shall not be carried out except between the hours of 10am and 5pm Monday to Friday and 9am and 2pm on Saturday. Other than for testing, the generator hereby permitted shall not be operated except in the event of a loss of power supply to the hospital and then its use shall be ceased at the first available opportunity to the satisfaction of the Local Planning Authority
REASON: To minimise adverse air quality in accordance with policies DM15.6 and DM 21.3 of the Local Plan and policies 7.14 B a and c of the London Plan.
- 20 No cooking shall take place within any part of the building hereby approved until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. Any works that would materially affect the external appearance of the building will require a separate planning permission.
REASON: In order to protect the amenity of the area in accordance with the following policies of the Local Plan: DM15.6, DM21.3.
- 21 Prior to occupation a full schedule of works of repair and cleaning of the external elevations of the Old Pathology Block and Residential Staff Quarters shall be submitted to and approved in writing by the Local Planning Authority, detailing the proposed method(s) of cleaning the external elevations suggested change to trigger.
REASON: To preserve and enhance the character and appearance of the Smithfield Conservation Area in accordance with the following policy of the Local Plan: CS12, DM12.1, DM12.2
- 22 No part of the proposed development including plant structures to which this permission relates shall infringe or exceed the heights specified on the St. Paul's Heights code.
REASON: To ensure compliance with St. Paul's Heights restrictions and to ensure protection of the view of St. Paul's Cathedral in accordance with the following policy of the Local Plan: CS14, DM10.1, DM12.1.

- 23 Unless otherwise approved by the LPA there must be no building, roof structures or plant above the top storey, including any building, structures or plant permitted by the Town & Country Planning (General Permitted Development) Order 2015 or in any provisions in any statutory instrument revoking and re-enacting that Order with or without modification.
REASON: To ensure protection of the view of St Paul's Cathedral and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: CS14, DM10.1 DM12.1.
- 24 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.
- 25 All unbuilt surfaces shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority before any landscaping works are commenced. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within 5 years of completion of the development shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.
REASON: In the interests of visual amenity in accordance with the following policies of the Local Plan: DM10.1, DM19.2.
- 26 Before any works thereby affected are begun and notwithstanding the details shown on drawings hereby approved, a detailed scheme for the restoration of the ground floor of the northern elevation of the Residential Staff Quarters building, including revised details of the dimensions of the window openings and entrance shall be submitted to and approved in writing by the Local Planning Authority.
REASON: To preserve and enhance the character and appearance of the Smithfield Conservation Area in accordance with the following policy of the Local Plan: CS12, DM12.1, DM12.2
- 27 The building(s) shall not be occupied until the whole of the development, including the landscaping of the unbuilt areas, has been completed in accordance with the terms of this permission and any approved details pursuant to conditions of the permission.
REASON: To ensure that the whole development is satisfactorily completed in accordance with the following policies of the Local Plan: DM 12.1 and DM12.2

28 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:

BARTS_STW_PATH_XX_DR_A_1000 Rev C,
BARTS_STW_PATH_XX_DR_A_1003 Rev C,
BARTS_STW_PATH_XX_DR_A_1009 Rev B,
BARTS_STW_PATH_LG_DR_A_1100 Rev E,
BARTS_STW_PATH_0G_DR_A_1101 Rev F,
BARTS_STW_PATH_01_DR_A_1102 Rev F,
BARTS_STW_PATH_02_DR_A_1103 Rev F,
BARTS_STW_PATH_03_DR_A_1104 Rev D,
BARTS_STW_PATH_04_DR_A_1105 Rev D,
BARTS_STW_PATH_05_DR_A_1106 Rev G,
BARTS_STW_PATH_RF_DR_A_1107 Rev E,
BARTS_STW_PATH_XX_DR_A_2000 Rev G,
BARTS_STW_PATH_XX_DR_A_2001 Rev G,
BARTS_STW_PATH_XX_DR_A_2002 Rev H,
BARTS_STW_PATH_XX_DR_A_2003 Rev G,
BARTS_STW_PATH_XX_DR_A_2004 Rev G,
BARTS_STW_PATH_XX_DR_A_2005 Rev F,
BARTS_STW_PATH_XX_DR_A_2006 Rev B,
BARTS_STW_PATH_XX_DR_A_2007 Rev B,
BARTS_STW_PATH_XX_DR_A_2008 Rev B,
BARTS_STW_PATH_XX_DR_A_3000 Rev F,
BARTS_STW_PATH_XX_DR_A_3001 Rev G,
BARTS_STW_PATH_XX_DR_A_3002 Rev A,
BARTS_STW_PATH_XX_DR_A_1008 Rev B,
BARTS_STW_RSQ_PLA_LG_DR_A_1100 Rev C,
BARTS_STW_RSQ_PLA_LG_DR_A_1101 Rev C,
BARTS_STW_RSQ_PLA_LG_DR_A_1102 Rev C,
BARTS_STW_RSQ_PLA_LG_DR_A_1103 Rev C,
BARTS_STW_RSQ_PLA_LG_DR_A_1104 Rev C,
BARTS_STW_RSQ_PLA_LG_DR_A_1105 Rev C,
BARTS_STW_RSQ_PLA_LG_DR_A_1106 Rev A,
BARTS_STW_RSQ_PLA_XX_DR_A_2001 Rev C,
BARTS_STW_RSQ_PLA_XX_DR_A_2002 Rev C,
BARTS_STW_RSQ_PLA_XX_DR_A_2003 Rev B,
BARTS_STW_RSQ_PLA_XX_DR_A_3001 Rev C,
BARTS_STW_RSQ_PLA_XX_DR_A_3002 Rev C,
BARTS_STW_RSQ_PLA_XX_DR_A_1006 Rev C, Written Scheme of Investigation for an Archaeological Evaluation V.3, Museum of London Archaeology, 21/04/17, Reconstruction of the Rear Façade Report - Rev C, Stone Façade Proposals Report - Rev 3.

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 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2
 - (a) Approval for the installation of furnaces to buildings and the height of any chimneys. If the requirements under the legislation require any structures in excess of those shown on drawings for which planning permission has already been granted, further planning approval will also be required.
 - (b) Installation of engine generators using fuel oil.
 - (c) The control of noise and other potential nuisances arising from the demolition and construction works on this site the Department of Markets and Consumer Protection should be informed of the name and address of the project manager and/or main contractor as soon as they are appointed.
 - (d) Alterations to the drainage and sanitary arrangements.
 - (e) The requirements of the Health and Safety at Work etc Act 1974 and the other relevant statutory enactments in particular: the identification, encapsulation and removal of asbestos in accordance with a planned programme;
provision for window cleaning (internal and external) to be carried out safely.
 - (f) The use of premises for the storage, handling, preparation or sale of food.
 - (g) Methods of odour control.
 - (h) The control of noise from plant and equipment;
- 3 Wet cooling towers are recommended rather than dry systems due to the energy efficiency of wet systems.
- 4
 - (a) The construction/project management company concerned with the development must contact the Department of Markets and Consumer Protection and provide a working document detailing steps they propose to take to minimise noise and air pollution for the duration of the works at least 28 days prior to commencement of the work.

Restrictions on working hours will normally be enforced following discussions with relevant parties to establish hours of work for noisy operations.

(b) Demolition and construction work shall be carried out in accordance with the City of London Code of Practice for Deconstruction and Construction. The code details good site practice so as to minimise disturbance to nearby residents and commercial occupiers from noise, dust etc. The code can be accessed through the City of London internet site, www.cityoflondon.gov.uk, via the a-z index under Pollution Control-City in the section referring to noise, and is also available from the Markets and Consumer Protection Department.

(c) Failure to notify the Markets and Consumer Protection Department of the start of the works or to provide the working documents will result in the service of a notice under section 60 of the Control of Pollution Act 1974 (which will dictate the permitted hours of work including noisy operations) and under Section 80 of the Environmental Protection Act 1990 relating to the control of dust and other air borne particles. The restrictions on working hours will normally be enforced following discussions with relevant parties to establish hours of work for noisy operations.

(d) Construction work shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise from the site has been submitted to and approved by the Markets and Consumer Protection Department.

Air Quality

(e) Compliance with the Clean Air Act 1993

Any furnace burning liquid or gaseous matter at a rate of 366.4 kilowatts or more, and any furnace burning pulverised fuel or any solid matter at a rate of more than 45.4 kilograms or more an hour, requires chimney height approval. Use of such a furnace without chimney height approval is an offence. The calculated chimney height can conflict with requirements of planning control and further mitigation measures may need to be taken to allow installation of the plant.

Boilers and CHP plant

(f) The City is an Air Quality Management Area with high levels of nitrogen dioxide. All gas boilers should therefore meet a dry NO_x emission rate of <40mg/kWh in accordance with the City of London Air Quality Strategy 2015.

(g) All gas Combined Heat and Power plant should be low NO_x technology as detailed in the City of London Guidance for controlling emissions from CHP plant and in accordance with the City of London Air Quality Strategy 2015.

(h) When considering how to achieve, or work towards the achievement of, the renewable energy targets, the Markets and Consumer Protection Department would prefer developers not to consider installing a biomass burner as the City is an Air Quality Management Area for fine particles and nitrogen dioxide. Research indicates that the widespread use of these appliances has the potential to increase particulate levels in London to an unacceptable level. Until the Markets and Consumer Protection Department is satisfied that these appliances can be installed without causing a detriment to the local air quality they are discouraging their use. Biomass CHP may be acceptable providing sufficient abatement is fitted to the plant to reduce emissions to air.

(i) Developers are encouraged to install non-combustion renewable technology to work towards energy security and carbon reduction targets in preference to combustion based technology.

Standby Generators

(j) Advice on a range of measures to achieve the best environmental option on the control of pollution from standby generators can be obtained from the Department of Markets and Consumer Protection.

(k) There is a potential for standby generators to give out dark smoke on start up and to cause noise nuisance. Guidance is available from the Department of Markets and Consumer Protection on measures to avoid this.

(l) The Director of Markets and Consumer Protection states that any building proposal that will include catering facilities will be required to be constructed with adequate grease traps to the satisfaction of the Sewerage Undertaker, Thames Water Utilities Ltd, or their contractors.

Ventilation of Sewer Gases

(m) The sewers in the City historically vent at low level in the road. The area containing the site of the development has suffered smell problems from sewer smells entering buildings. A number of these ventilation grills have been blocked up by Thames Water Utilities. These have now reached a point where no further blocking up can be carried out. It is therefore paramount that no low level ventilation intakes or entrances are adjacent to these vents. The Director of Markets and Consumer Protection strongly recommends that a sewer vent pipe be installed in the building terminating at a safe outlet at roof level atmosphere. This would benefit the development and the surrounding areas by providing any venting of the sewers at high level away from air intakes and building entrances, thus allowing possible closing off of low level ventilation grills in any problem areas.

Food Hygiene and Safety

(n) Further information should be provided regarding the internal layout of the proposed food/catering units showing proposals for staff/customer toilet facilities, ventilation arrangements and layout of kitchen areas.

(o) If cooking is to be proposed within the food/catering units a satisfactory system of ventilation will be required. This must satisfy the following conditions:

Adequate access to ventilation fans, equipment and ductwork should be provided to permit routine cleaning and maintenance;

The flue should terminate at roof level in a location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. It cannot be assumed that ductwork will be permitted on the exterior of the building;

Additional methods of odour control may also be required. These must be submitted to the Markets and Consumer Protection Department for comment prior to installation;

Ventilation systems for extracting and dispersing any emissions and cooking smells to the external air must be discharged at roof level and designed, installed, operated and maintained in accordance with manufacturer's specification in order to prevent such smells and emissions adversely affecting neighbours.

(p) From the 1 July 2007, the Health Act 2006 and associated Regulations prohibited the smoking of tobacco products in all enclosed or partially enclosed premises used as workplaces or to which the public have access. All such premises are required to provide signs prescribed by Regulations. Internal rooms provided for smoking in such premises are no longer permitted. More detailed guidance is available from the Markets and Consumer Protection Department (020 7332 3630) and from the Smoke Free England website: www.smokefreeengland.co.uk.

You are advised to contact the Markets and Consumer Protection Department who will advise in respect of Food Hygiene and Safety, Health and Safety at Work, Environmental Impact and any other matters relevant to that department. Should the Markets and Consumer Protection Department require any external design alterations you should advise the Planning Department which will advise as to whether planning permission will be required for such works.

Ventilation for any kitchens will need to be provided to roof level. Planning permission will be required for any ducts, vents or plant that would materially affect the external appearance of the building. It

cannot be assumed that ductwork will be permitted on the exterior of the building.

- 5 Any works, including the potential relocation, of the grade II listed K2 telephone box opposite the Old Pathology Block on the eastern side of Giltspur Street, as necessary for the execution of the hereby approved works, would be subject to an application for listed building consent to the Local Planning Authority.