



Historic England

LONDON OFFICE

Ms Bhakti Depala
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Direct Dial: 020 7973 3774

Our ref: P00547614

16 January 2017

Dear Ms Depala

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
OLD PATHOLOGY BUILDING & RSQ BUILDING ST BARTHOLOMEW'S HOSPITAL WEST, SMITHFIELD LONDON EC1A 7BE
Application No 16/01311/FULL**

Thank you for your letter of 12 January 2017 notifying Historic England of the above application. We have considered the proposals in detail and can offer the following advice.

Summary

The Old Pathology Block, whilst unlisted, forms an important part of a remarkable ensemble of Classical buildings associated with St. Bartholomew's Hospital. Although elements of its original architecture, such as the balustrades at parapet level, have been lost, the building forms an integral part of the group and makes a significant contribution to the settings of the nearby listed hospital buildings and to this part of Smithfield Conservation Area. Any roof extension needs to be considered carefully, and be designed in a way that enhances the building and its wider setting. In our view, the current proposed roof extension is poorly conceived and bears little relation to the Italianate Palazzo-inspired architecture of the building. It would appear incongruous among the group of historic buildings, and we are therefore unable to support the proposals in their current form.

Historic England Advice

Significance

The significance of the Old Pathology Block lies principally in its aesthetic value as a carefully designed Italianate building from 1907 by E.B. l'Anson. It forms part of a great parade of Classical buildings (designed by E.B. l'Anson or, in the case of the grade II listed former Medical School his father E. l'Anson) along this part of Giltspur Street. These buildings were constructed for the hospital between 1878 and 1907, and were designed in a Classical idiom in the spirit of the 18th century hospital buildings by Gibbs (all grade I listed), the gatehouse (grade I listed) and screen wall (grade II* listed). We acknowledge that the Old Pathology Block is not listed in its own right, but



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this may be due to a lack of intact historic interiors. The exterior remains mostly as designed and is of high quality. It makes a positive contribution to the settings of the nearby listed buildings and to this part of Smithfield Conservation Area.

Impact of the proposals

In summary, the proposals are for the re-use of the building as a specialist clinic for Nuffield Health. The principal exterior changes include the demolition of the rear facade and rebuilding it to match the existing, but brought circa 3 metres further out (resulting in a wider building), and the provision of a new roof structure to enclose plant. The parapet balustrades, which were removed during the later 20th century, will be restored. The narrow infill building between the Old Pathology Block and former Medical School will be demolished and rebuilt with a predominantly glazed elevation.

Policy Context

Both Section 16 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and their settings.

Section 72 of the same Act sets out the statutory duty on local planning authorities to pay special regard to preserving or enhancing the character or appearance of conservation areas.

Government guidance on how to carry out those duties is found in the National Planning Policy Framework (NPPF). At the heart of the framework is a presumption in favour of 'sustainable development' where conserving heritage in a manner appropriate to their significance is one of the 12 core principles.

NPPF policy advises that for new development to be sustainable it needs to encompass an economic, social and environmental role, with the latter (paragraph 7) including the protection and enhancement of the built and historic environment. Paragraph 8 notes that these roles are mutually dependent and should not be taken in isolation; and that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Section 12 of the NPPF sets out how the historic environment should be conserved and enhanced and makes it clear at paragraph 132 that when considering the impact of a proposed development on a heritage asset (which includes its setting), 'great weight' should be given to preserving its significance. Harm to significance should be exceptional and any harm or loss should require clear and convincing justification.

Where harm is caused to a heritage asset, the NPPF requires decision makers to determine whether the harm is substantial, or less than substantial. If the harm is deemed to be less than substantial, paragraph 134 of the NPPF requires that harm to be weighed against the public benefits of the proposals.

If the harm is substantial, or results in a total loss of significance, paragraph 133 states that local authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of four criteria apply:



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- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Historic England position

We have no objection to the principle of the proposals, and welcome the re-use of the Old Pathology Block. We also welcome the re-instatement of the parapet balustrades and the provision of a more transparent glazed link block to replace the existing structure. The rebuilding of the rear facade and the increase in the width of the building will cause some harm to the settings of nearby listed buildings and to the conservation area due to the resulting proportion of the building and the increased encroachment upon the Gibbs block to the rear, but this harm is relatively minor and could be outweighed by public benefits. We urge the City to take steps to ensure that any consented rebuilding of the elevation is carefully controlled in order to ensure a high quality design and finish.

We are concerned about the proposed new roof-like plant enclosure, which is substantially larger than that of the consented scheme. The consented scheme, by virtue of its smaller scale and footprint, strongly defers to the architecture of the building and allows the restored balustrade to take visual precedence at roof level. The proposed new structure, by contrast, is much larger and appears as a roof form that has no architectural relationship with the building below. There is no historical precedent for this type of roof on a Classical, Italianate Palazzo building such as the Pathology Block. The resulting incongruous relationship between roof and building erodes the carefully designed Classicism of the Old Pathology Block, and, by turn, harms the settings of the nearby listed buildings and neither preserves nor enhances the character of this part of Smithfield Conservation Area.

Recommendation

We are not convinced that this harm is necessary, as an enclosure could be designed in a different way that would complement the building below. In that regard, Historic England cannot support the current proposals. We believe a roof extension to the Old Pathology Block could be successful if carried out in a scholarly manner so that it appears as a credible element of the building. Roof and building should appear as a seamless whole.

Roof structures behind parapet balustrades are not uncommon to Classical buildings such as the Old Pathology Block, and there many examples to reference.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of



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the committee and send us a copy of your report at the earliest opportunity.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



Michael Dunn

Principal Inspector of Historic Buildings and Areas

E-mail: michael.dunn@HistoricEngland.org.uk



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Ms Bhakti Depala
City of London
PO Box 270
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London
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Direct Dial: 020 7973 3774

Our ref: P00547614

10 May 2017

Dear Ms Depala

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
OLD PATHOLOGY BUILDING & RSQ BUILDING ST BARTHOLOMEW'S HOSPITAL WEST, SMITHFIELD LONDON EC1A 7BE
Application No 16/01311/FULL**

Thank you for your letter of 5 May 2017 notifying Historic England of the application for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

In returning the application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



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Yours sincerely



Michael Dunn

Principal Inspector of Historic Buildings and Areas

E-mail: michael.dunn@HistoricEngland.org.uk



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Bhakti Depala
Development Management
City of London
Guildhall
London
EC2P 2EJ

Your reference: 16/01311/FULL
Our reference: 2017/03/008

03 March 2017

PLNComments@cityoflondon.gov.uk

RE: Old Pathology Building (*E.B. l'Anson*, 1907-9) and former residential staff quarters building (*E.B. l'Anson*, St Bartholomew's Hospital; refurbishment and extension to provide a Private Patient Unit and North Block facilities

Thank you for consulting the Victorian Society on this application. Whilst we note that a similar consent already exists, we are concerned that the current proposals, by virtue of their greater scale, would seriously compromise the architectural integrity of the Pathological Block and subsequently negate the strong contribution it makes to Smithfield Conservation Area.

St Bartholomew's Hospital is perhaps, historically, the most important hospital complex in the country, with medical services having been offered on this site since 1123 to the present day – an unmatched 900 years. The Hospital comprises an outstanding group of architecturally important hospital buildings which date from the early-eighteenth century, with major additions throughout the nineteenth and early twentieth centuries. The two buildings that this applications concern fall towards the end of the hospital's architectural heyday, but they are no less integral in their contribution as prominent, street facing blocks of high aesthetic and townscape value. Both were designed by *Edward Blakeway l'Anson* who had been appointed surveyor to the hospital (and the Charterhouse) following in his father's footsteps – before him had been several generations of the Hardwick dynasty of architects. All were responsible for significant phases of work complimenting the original Grade I listed Gibbs building and *E.B. l'Anson* oversaw the Hospital's last major expansion. He chose a slightly freer style than his predecessors, which is perhaps less correct, although by the same token, more original, whilst still maintaining a strong Gibbsian language. As two high quality buildings that are a sophisticated and contextual response to the site, we have submitted listing applications for both and strongly believe that the Edwardian phase of the Hospital merits this protection owing to their contribution to the wider group.

Turning to the proposals, the large roof extension is of greatest concern considering the views that this would impact – including the setting of the adjacent Grade II listed library and museum building (Grade II, *E. l'Anson*, 1877-9), the Grade I listed Gibbs buildings and the wider Conservation Area. The consented roof extension is just visible from street level and in wider views – even this is undesirable. Italianate or

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Palazzo style buildings were normally designed so that they appear to finish at eaves level, sometimes crowned by a balustrade. Much of the architectural effect derives from there not being any visible attic storeys, only a flat building line, or deep cornice, framed against the sky. Allowing such a monolithic, hipped roof extension would be a particularly harmful and inappropriate addition. This would also diminish the legibility and coherence of the hospital group as a whole – harming the significance of numerous designated heritage assets. Whilst we welcome the reinstatement of the missing roof top balustrade, this should certainly not be taken to outweigh the harm arising.

Finally, any proposals for the modern pathology building should seek to create a less visible link between the Old Pathology Block and Museum Block by being set back further from the street. The use of glass is an improvement here, but the historic buildings are supposed to be read as two separate volumes given that this is how they were designed, so we suggest that setting back any future link block by as much as is reasonably possible would greatly improve the overall composition.

As the proposals stand, we recommend their withdrawal for significant amendments. I would be grateful if you could inform me of your decision in due course.

Yours sincerely,

Alex Bowring
Conservation Adviser

cc.
David McKinstry, The Georgian Group
Michael Dunn, Historic England

Broughton, Helen

From: David McKinstry [REDACTED]
Sent: 09 March 2017 16:19
To: PLN - Comments
Cc: Alex Bowring [REDACTED]
Consult
Subject: 16/01311/FULL: Old Pathology Building St Bartholomew's Hospital

Dear Bhakti Depala

RE: Old Pathology Building (E.B. L'Anson, 1907-9) and former residential staff quarters building (E.B. L'Anson, St Bartholomew's Hospital; refurbishment and extension to provide a Private Patient Unit and North Block facilities

The above application has been brought to the attention of the Georgian Group by the Victorian Society.

We are concerned by the potential impact of the proposals on the setting of James Gibbs's GI listed north block and the hospital square.

St Bartholomew's Hospital is the oldest of London's hospitals to occupy its original, if enlarged, site. On entering Strong's North Gate from West Smithfield, in passing St Bartholomew-the-Less and approaching the central courtyard from beneath Gibbs' North Wing, the hospital can be compared with the collegiate character of Inner and Middle Temples. However, the formal relationship between Gibbs' three original blocks and the square (despite the loss of his South Block), combine to form townscape character which is unique in the City.

The Group is very concerned that the character of the square and wider conservation area would be harmed by the visual intrusion of the proposed roof extension. Despite insensitive later interventions St Batholomew's Hopsital Square is one of the chief set-pieces of Georgian London, akin to Somerset House in its architectural significance, if not in its scale. Therefore any negative impact on its setting should be treated very seriously.

From the information supplied it appears that the proposed roof extension would undermine the scale and hierarchy of this important grouping, and cause harm to the wider conservation area. The L'Anson and Gibbs buildings speak a similar architectural language, and the proposed roof extension upsets that aesthetic harmony

As the proposals stand, we recommend their withdrawal for significant amendments and would like to be assured that any revised proposal will have no visual impact above the roofline of the Gibbs buildings.

Yours sincerely,

David

David McKinstry
Secretary



THE
GEORGIAN
GROUP

The Georgian Group
6 Fitzroy Square
London
W1T 5DX



Broughton, Helen

From: PLN - Comments
Subject: FW: Nuffield Health Planning Application 16/01311/FULL

From: Peter Schmitt
Sent: 09 March 2017 13:09
To: Depala, Bhakti
Subject: Nuffield Health Planning Application 16/01311/FULL

Dear Ms Depala,

Location: *Old Pathology Building & RSQ Building of St. Bartholomew's Hospital West Smithfields London EC1A 7BE*

Proposal: *Refurbishment and extension of the old pathology building and the former residential staff quarters building to provide a private patient unit (PPU) and North Block facilities*

I wish to register my OBJECTION to the application (16/01311/FULL) to convert the old Pathology Building, including the Pathology Extension, for use as a private hospital.

There has never been a clinical facility in the old Pathology Building. Nor should there be. It was built between 1907-09 (with the Pathology Extension completed in 1971) and is sandwiched between the Medical School Library (1879) plus the Pathology Museum (1879) and the Neo-Palladian North Block, designed by James Gibbs (1730-32). Barts is unique among hospitals in England in caring for the sick poor on the same site for going-on 900 years of continuous existence, ever since its foundation in 1123 - without relocating. This site has always been dedicated to caring for those without means in their illnesses. With the newly built Barts Health NHS Trust hospital there is a surfeit of clinical care on site. It is unconscionable to introduce private clinical facilities for paying patients in this context.

The Pathology Building of 1907-09 was built to provide laboratories for dissection, a post-mortem room, mortuary, cold store and teaching and administrative space for the Medical School. It was originally connected to the Pathology Museum by a bridge. It was intended for teaching purposes as part of the Medical School. The existing building is totally unsuitable for clinical use as a private hospital. Hence, this application to gut the interior, demolish the rear facade and rebuild a five storey extension some 3m closer to Gibbs's Grade-1 Listed North Block. The narrow space between the two facades is already cramped. The effect of the nearer new facade will be to impinge even further upon the fine north facade of the James Gibbs building, obstructing it and causing substantial harm to the significance of a heritage asset.

The present application also makes use of the Pathology Extension, designed by Adams Holden and Pearson and completed in 1971. This has always compromised the integrity of the North Block, as originally envisaged by Gibbs as a standalone building. In the Hopkins scheme (13/01227/FULL), which was granted unanimous approval by your Planning Committee, the Pathology Extension was earmarked for removal along with the Finance Block. In the words of Historic England (18 November 2013) this created "great potential to enhance the architecture of the Grade-1 listed North Wing, as well as ... the character and appearance of this part of the Smithfield Conservation Area." This proposal reverses that vision by allowing the Pathology Extension to continue to abut the North Block. The harm done should be calculated against the loss of a potential gain for the heritage setting of this precious Conservation Area of Listed Buildings.

But it is the lack of viable catering facilities for the North Block in the Pathology Extension that will do incalculable and far-reaching damage. I object to this most strongly. The Hopkins scheme provided for a catering lift and for catering facilities in the basement, retained after the Pathology Extension is demolished, in order to secure the longevity of the Archives in the North Block, enhance their research space in an extended North-Block basement and expand the Museum. The private hospital proposal has taken over almost all of this valuable basement space in the Pathology-Extension, which is served by a shared lift. This is daft and cannot possibly meet health and hygiene regulations. Who could countenance eating food transported by a lift shared with hospital disease and infection. The 62sq.m allowance in the basement is woefully inadequate for food preparation, cooking, refrigeration, washing up, dry-goods storage, chair-and-table storage, catering-staff lavatories and changing. A dedicated catering lift is essential. The consequences of this parsimonious provision for the North Block is that catering for the Great Hall is not feasible. This fact was brought home to the Archives Committee at its Meeting on 23 February 2017. The Chairman of the Friends of The Great Hall and Archives of St Bartholomew's Hospital made two astounding statements:

- that the North Block would have to accommodate a new lift and catering facilities in its basement, where the historic Archives are housed.
- that the historic Bart's Archives and Museum would have to pay their way from now on.

This is catastrophic for heritage - to put a levy on historic Archives or, alternatively, boot them out of the the space they have traditionally occupied at Barts to make way for ovens, sinks and stacked tables. The resources for what are public records are non-existent. The Museum is staffed by volunteers, serves a limited audience and cannot be self-sufficient. To relocate the Museum will jeopardise its hard-won accreditation status. Where will the Archives and Museum go? Something has gone madly wrong. The Archives, their great documents, such as the grant by Rahere of 1137 and the re-foundation of Barts by Henry VIII in 1546, the Collection, such as Hogarth's Pool of Bethesda and the Good Samaritan, and the Museum form Bart's heritage and are of world importance. And to remove them from their historic habitat is unpardonable and reckless. So the newly formed 'Heritage Trust', as registered without funds or directors, for the North Block will be a misnomer. It is a Trust in name, which is about to jettison the Heritage justifying its existence.

Nuffield Health and Barts Health NHS Trust have failed to allocate the necessary catering facilities within their proposal for a private hospital. The result of this denial of adequate space and a separate catering lift is threefold:

- Necessary catering facilities and lift for the North Block are incompatible with the Archives in the basement of the North Block. So the Archives will be forced to vacate to the detriment of the historic siting of the Collection.
- The Archives have always been on the Bart's site, which is where they belong.
- The Archives serve as a public and heritage resource. It is not in their nature to be subject to market forces. They cannot pay their way. They have no calculable monetary value; rather they give value to all who use them and underpin Bart's heritage.

As a member of Barts Health NHS Trust Archives Committee, I wish to register my strong OBJECTION to this application and the far-reaching damage it will cause to the North Wing and Bart's Archives and heritage.

"Spare thy people, O Lord, and give not thine heritage to reproach." Joel 2:17

Yours sincerely,

Peter Schmitt BA M-Arch FAAR RIBA
12 Lydon Road
London SW4 0HW

From: [Depala, Bhakti](#)
To: [PLN - Comments](#)
Subject: FW: OBJECTION to Nuffield Health Planning application 16/01311/FULL
Date: 30 May 2017 10:01:09

From: Peter Schmitt [REDACTED]
Sent: 25 May 2017 15:30
To: Depala, Bhakti
Subject: OBJECTION to Nuffield Health Planning application 16/01311/FULL

Dear Ms Depala,

Location: Old Pathology Building & RSQ Building of St Bartholomew's Hospital West Smithfield London EC1A 7BE

Proposal: Refurbishment and extension of the Old Pathology Building and former residential staff quarters (RSQ) building to provide a private patient unit (PPU) and North Block facilities

I refer to your letter dated 4 May 2017 and wish to reiterate my OBJECTION to this application (16/01311/FULL) for a private hospital. I can see no improvement in the documents recently lodged online to mitigate the harm that will ensue to the Smithfield Conservation Area and particularly to the North Wing by James Gibbs. Therefore, I stand by the reasons for my Objection contained in my email of 9 March 2017.

It is of great dismay that Nuffield are not prepared to provide the catering infrastructure for the North Wing in the Pathology Extension that had been envisaged and had been agreed by all concerned.

It is untenable for the North-Wing caterers to transport food for the Great Hall in a lift shared with ill hospital patients, as proposed in the Nuffield plans. It cannot be countenanced much less defended by a hospital of the standing of Barts Health, as they do in their letter of 10 May 2017. It is disallowed by Health and Hygiene legislation. The lift must be used solely for catering. Nor is enough space set aside in the basement of the Pathology Extension for the range of catering facilities needed. I have shaded green on the attached basement plan the actual area (62sq.m) designated for catering, while Nuffield claim it is 75sq.m, which is woefully inadequate, in any case.

Both SAVE and The Georgian Group have written in OBJECTION. I support these objections.

The areas of harm generated by the Nuffield application for a private hospital are as follows:

- change of use of the Pathology Block to clinical operations is unsuitable, hence the need for extensive demolition and enlargement. It was designed for teaching and as a mortuary and should be put back under the auspices of the Medical School. This would secure the potential for this site to be a larger heritage complex, tracing the 900-year history of Barts and medical treatment for the sick poor back to its foundation in 1123.
- For going on 900 years, there has never been a private hospital on the Barts site, which has a unassailable lineage of caring for the sick poor since 1123, re-established by Henry VIII in 1546 and continuing under the auspices of the National Health Service since 1948.
- The rebuilding of the rear wall 3m further out will have a harmful impact on the facade of the Grade-1 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, including the cliché of an alien mansard roof, compromises and upsets the aesthetic harmony of this grouping of buildings, in particular the roofline of the Gibbs building.
- The fact that the lift in the Nuffield proposal is shared with ill and sick patients renders it unusable for North-Wing catering. A standalone lift is required by Health and Hygiene legislation. The catering space in the Nuffield basement is also grossly inadequate for functions in the North Wing. The

alternative being considered is to occupy the very basement of the North Wing, where Bart's historic Archives are housed, forcing them to vacate their historic location. This is detrimental to the wider heritage of Barts Hospital.

- In the Hopkins scheme, which was granted unanimous Planning Approval, the Archives were given pride of place with reading desks, improved and increased storage, and display space for the museum. This is now threatened.
- Without proper catering, the sustainable future of the Great Hall and the North Wing is not viable. A dedicated catering lift and enough space for catering infrastructure are not provided in the Nuffield proposals.
- Nor do Nuffield have the vision to share scanners with the newly opened Barts Health NHS Hospital, which would free up space.

If this application is not refused, then it is the basement of the North Wing that may have to be used as a catering alternative, forcing the relocation of the priceless Archives away from their historic site. The Barts Health NHS Trust Archives Committee, of which I am a member, voted against this, which leaves the future viability and use of the North Wing unresolved.

I object to the far-reaching damage this proposal will cause to Gibbs's North Wing, jeopardising its future viability, to Barts Archives and to the wider heritage of this unique site going back to the 12th century.

"Spare thy people, O Lord, and give not thine heritage to reproach." Joel 2:17

Yours sincerely,

Peter Schmitt BA M-Arch FAAR RIBA
12 Lydon Road
London SW4 0HW



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From: [Depala, Bhakti](#)
To: [PLN - Comments](#)
Subject: FW: OBJECTION to Nuffield Health Planning application 16/01311/FULL
Date: 18 May 2018 10:20:22

Hello

Can you please scan and acknowledge attached objection?

Kind regards,

Bhakti

From: Peter Schmitt

Sent: 17 May 2018 16:34

To: Depala, Bhakti

Subject: OBJECTION to Nuffield Health Planning application 16/01311/FULL

Dear Ms Depala,

Location: *Old Pathology Building & Residential Staff Quarters (RSQ) Building, St Bartholomew's Hospital West Smithfield London EC1A 7BE*

Application proposal: *Refurbishment and extension of the Old Pathology Block and the former Residential Staff Quarters (RSQ) building to provide a Private Hospital and North Block facilities*

Thank you for your letter of 3 May 2018 concerning the above application.

I note that on the same date Nuffield Health submitted nine revised drawings, which after a year of negotiation with the Friends of the Great Hall include for a dedicated catering lift from the Lower Ground Floor of the Pathology Block to serve the first Floor of the North Wing. At face value, this concession appears to save the 'national treasure' of the Great Hall, as reported in the Evening Standard on 9 May by Ross Lydall.

However, this is far from the case. What is offered is parsimonious in the extreme and falls far short of what is needed for the proper functioning and viable future of the Great Hall and St Barts Archives. What is needed was set down comprehensively in the service 'bustle' of the Hopkins scheme, which received unanimous approval by your Planning Committee. The inadequacies are in the particulars of the revised plans. My OBJECTION is based on the following:

- The Lower Ground floor zone for the North Wing (81sq,m) includes 7.5sq.m for a catering lift of unspecified size, reducing the net area for catering facilities below the 75sq.m deemed minimum for a fully serviced kitchen. This excludes space necessary for chair and table storage, for toilets and changing facilities for kitchen staff, which under Health and Hygiene Regulations cannot be shared, especially with hospital staff and the risk of infection and disease that entails. No services are indicated on the drawings, e.g. drainage, water services, electrical supplies and cooking extract, which requires a service duct with a flue up to roof level. Although some lift-lobby space has been designated for the North Wing demise, I query why the space next to the FM Stores (consumables) has been taken away from the demise in this latest plan. It was included in the earlier iteration. It is now designated a hospital FM Office Workshop (11sq.m). This area needs to be returned plus the adjacent FM Stores to help reduce the shortfall in space for catering staff and for storage for the proper functioning of the North Wing.
- The Lower Ground floor should have a link to the Archives, as proposed in the Hopkins scheme, for escape and lift access. This is not provided.
- The Ground Floor plan shows the catering lift, which discharges directly to open air, without lobby or even a canopy for unloading comestibles and provide protection in all weather. For reasons of health and hygiene this lift should have a proper lobby large enough for maneuvering space for catering trolleys and other equipment. There should also be an opening into the North Wing to provide access for catering staff. To be forced to walk outside to the lift in all weathers is unacceptable.
- The First Floor plan makes adjustment for the slightly higher first-floor level of the North Wing. But this is achieved with a skewed lobby, which will be tortuous for catering trolleys and furniture on dollies to navigate. There is even a partition cutting into the lift door, making it impossible to open fully. Indeed, the narrow passageway and tight lobby contrasts markedly with the generous circulation space for the private hospital. This circulation route needs to be re-planned for generous turning and parking space (refer attached sketch).

- 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. This has not been provided. The Hopkins 'bustle' includes for this. The lift overrun should be at third floor level.

I feel that the essential requirements of the North Wing cannot be satisfied by the minimalist and unrealistic allowances shown on the plans. Hopkins 'bustle' is the benchmark. Accordingly, I have marked up some of the Nuffield plans, relocating the lift, in an attempt to point a way to overcoming some of these deficiencies, as attached.

I reiterate my OBJECTION to demolishing the Northeast Elevation of the Pathology Block and rebuilding it some 3m closer to the North Wing. The space between the two buildings is already limited. I support SAVE on the harmful impact this will have on adjacent Listed buildings, not just the North Wing but the church of St Bartholomew the Less. It will be damaging to the setting of the Grade-1 Listed heritage asset and severely limit any chance of appreciating Gibbs's elegant facade. I reiterate my OBJECTION to the change of use. The Pathology Block was built for teaching and learning and as a mortuary. It is clear from this application that it is too small to be a private hospital. The floor plate has to be extended three whole meters to make it fit for clinical purposes and viable as a hospital. Nuffield's ambitious brief with a tight profit margin is shoehorned into a site that leaves scant space for the very real needs of the North Wing, which are admirably delineated in the Hopkins 'bustle'. The result is detrimental to the wider heritage of Barts Health.

This application is designed to generate a 'multimillion pound revenue stream' according to Ross Lydall's draft of his Evening Standard article. Its damaging and expensive proposals are for speculative investment at the behest of Barts Health. It is ill-conceived and on the wrong site. Why not gut and extend the obsolete RSQ building, away from these sensitive and Listed buildings.

I also OBJECT because this private hospital will thwart the City of London's initiative on the Cultural Mile. Berlin has its museum island. Kensington has Albertopolis. Now with the imminent relocation of the Museum of London to Smithfield, the City of London has the chance to create a major new centre for culture and scholarship. The addition of medical and nursing resources of the quality available at Barts Health, supplemented by its new pioneering NHS hospital building, is an opportunity not to be dismissed. "This resource requires", as Professor Michael Swash put it in his OBJECTION, dated 24 May 2017, "a nurtured environment with space to develop." The space is in the Pathology Block, which has the potential to make this corner of Smithfield and Barts a heritage centre of outstanding significance. It is located between the Medical School Library, the unique Pathology Museum, the Great Hall and the North Wing's museum and collection. Also housed here are Bart's priceless Archives, which I believe, as a member of Barts Health Archives Committee, should be enhanced and made more available for research and learning. It is an aspiration of the newly formed Heritage Trust, which affects the wider heritage of this site, bristling with Listed buildings. We have the opportunity to make this precious corner of Barts Health, touching Smithfield, an academic and historical campus of outstanding importance, devoted to 900 years of medical care for the 'sick poor' under the instrument of Rahere's foundation and having a history as the one city in England that William the Conqueror dared not list in the Domesday Book. It is in jeopardy of being still born for all of the reasons stated above, were this application for a private hospital to be allowed.

I would to register my willingness to speak at the Planning Committee Meeting.

Yours sincerely,

Peter Schmitt BA M.Arch FAAR RIBA
12 Lydon Road
London SW4 0HW

Friends of The Great Hall and Archive of St Bartholomew's Hospital

Chairman: Sir Marcus Setchell, KCVO

Ground Floor
12 Cock Lane
London
EC1A 9BU

Dear Ms Depala,

RE Nuffield Health Planning Application 16/01311/FULL

The Committee will be aware that the aims and interests of the Friends of The Great Hall and Archive of St. Bartholomew's Hospital are solely concerned with the conservation, restoration and viability of the Listed Grade I and II Heritage Buildings of St. Bartholomew's Hospital, and their contents. We are the only body who exist exclusively to promote the importance of maintaining these fine architectural and art and archival national treasures.

The NHS has had ownership and responsibility for the heritage site since 1948; since then the greatly expanded NHS Trust has become responsible for the management of the very large coalition of Healthcare Sites and services in the north east sector of London. For many years the NHS and indeed successive governments have been conscious of the dichotomy presented by supporting healthcare and heritage, and other ways have been explored by which the heritage site could become a separately funded and managed self-funding charitable Trust. To this end they have begun the legal process to make this happen and St. Bartholomew's Heritage Trust (No. 1167316) is registered by the Charity Commission, and its Memorandum and Articles incorporated at Companies House on 18 May 2016.

This is real progress, and our efforts to promote recognition of the rights and needs of the Heritage Buildings have been recognised by this planning authority, the NHS, and its chosen partners for other new projects (Maggie's Bart's Cancer Centre), and now Nuffield Health. It is only by pressure and negotiation that support services and facilities, vital for the functional viability of the future of the North Wing have been obtained. Efforts have also been made to ensure that damage to the structure and setting of the heritage buildings have been minimised.

Nuffield Health's Planning Application is a considerably expanded scheme from the Outline Planning Application (14/00952/FULL) for a Private Patient Unit, submitted by the NHS before there was an identified preferred provider, and which was granted approval. The current proposal is for a full-blown Private Hospital, with in-patient and out-patient care operating theatres and diagnostic facilities. We are pleased to note that the drawing added to the current application on 6 February does now fulfil the agreed spatial *area* required for catering. We do have concerns about the practicality of a shared lift for transfer of food, staff, and stored tables and chairs from the basement to the first floor for large functions, and the limited lift service to the upper floors of the west end of the North Wing. It is not possible at this stage in the development of the future management structure of the Heritage Trust to fully define the extent of the catering requirement and processes required for food preparation and cooking in this space. We have had some preliminary work done on this by a catering facilities planning expert, and more detailed work is imminent

Ground Floor, 12 Cock Lane, London, EC1A 9BU;

The funds of the Friends are administered by Barts and The London Charity; Registered Charity No 212563

Friends of The Great Hall and Archive of St Bartholomew's Hospital

We are encouraged by the willingness of Nuffield to engage in ongoing discussions about provision of power, extract, electrical, gas and plumbing facilities for the North Wing's catering functional viability. Health and Safety issues will need to be carefully considered and agreed in relation to shared lift usage, as well as priority for lift usage when Great Hall functions are taking place.

Whilst recognising the current untidiness and ugliness of the existing external fire safety stairs on the Pathology Block in St. Bartholomew's Courtyard, there has been considerable expression of concern about the effect on the setting of the North Wing from the expansion by 3 metres southwards of the external wall of the Pathology Block into the Courtyard, potentially dominating the fine north façade of the James Gibbs building.

In conclusion, Nuffield Health's scheme with the updated drawing of catering space allocation does fulfil the basic needs to enhance the North Wing's catering requirements. There are alternative opinions of detail as to how this will best be delivered in the future. The Friends' Committee are now able to support the Nuffield Health proposals, with the understanding that as the details of catering requirements are defined by the Heritage Trust or ourselves and advisers, there is a commitment to achieve the best possible outcomes for the North Wing's viability. "

Yours sincerely,



Marcus Setchell

Sir Marcus Setchell, KCVO FRCS FRCOG
Chairman
The Friends of the Great Hall & Archive of St. Bartholomew's Hospital

PLANNING & TRANSPORTATION		
PSDE		PPD
TPD	06 FEB 2017	LTP
OM		SSE
No	128244	PP
FILE		DD

Barts Health 
NHS Trust

Bhakti Depala
City of London
Department of Planning and
Transportation
PO Box 270
Guildhall
London
EC2P 2EJ

Alwen Williams
Chief Executive
Executive Offices
Barts Health NHS Trust
Ground Floor Pathology and Pharmacy Building
80 Newark Street
London E1 2ES

By e-mail and letter
bhakti.depala@cityoflondon.gov.uk

3rd February 2017

Dear Madam,

Ref: Planning application for development of 'Nuffield Health at St. Bartholomew's Hospital'

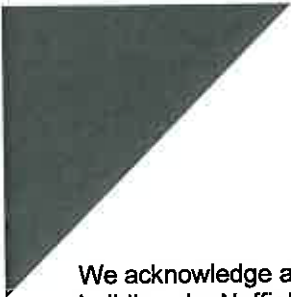
I am writing on behalf of the Trust Board of Barts Health NHS Trust as we are in receipt of planning application 16/01311/FULL for the proposed healthcare development known as Nuffield Health at St. Bartholomew's Hospital. The Trust Board wishes to record our full support for this healthcare development proposal at St. Bartholomew's Hospital. The development would provide several major benefits to healthcare provision at the hospital, as well as bring the Pathology Building and the Residential Surgeon's Quarter Building (RSQ) at St. Bartholomew's Hospital back into long-term viable healthcare rather than remaining predominantly vacant as present.

Earlier in 2016 it was announced that Nuffield Health had been appointed as our preferred bidder following a competitive dialogue procurement by the Trust for a Private Patients Unit Strategic Partner (OJEU 2014/S 159-286272). Barts Health NHS Trust is the freeholder of the buildings to which this planning application relates. 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 support NHS services as a hospital.

The Nuffield Health at St. Bartholomew's Hospital proposal has been developed in close consultation with the Trust and is fully aligned with the Trust's healthcare development strategy, which includes private patient provision at the hospital. The provision of private patient facilities assists in the recruitment and retention of the highest calibre healthcare staff which benefits all patients. It also means that consultants spend more time on campus rather than travelling to off-site locations, providing enhanced access to them for NHS patients.

The Trust appreciates the heritage status of the hospital and has considered the planning impact on the overall sites current and future performance and resilience. The Trust has consulted with a wide set of stakeholders, such as the City of London Health and Social Care Scrutiny Committee, Clinical Commissioning Groups and the Friends of the North Wing. We support the design which has evolved in liaison with planning officers. We are also reassured by liaison with Nuffield Health and their preferred contractor that the development works can be managed and will have no adverse impact on healthcare provision.





We acknowledge and support the significant investment being made in these two predominantly vacant buildings by Nuffield Health to develop them into long-term viable and modern healthcare facilities. The Pathology building has been largely unoccupied for ten years. This proposal represents an opportunity for the Trust to repair this building, and then have both buildings in long-term viable healthcare use at no cost to the NHS. Bringing these buildings back into use after so long is of great benefit to us compared to the operational inefficiencies of them continuing to remain vacant.

Overall, we hope that the City of London can also see the planning merits of the Nuffield Health proposal and the significant long-term benefits it provides to patients, the campus, the Trust and St. Bartholomew's Hospital as a whole. The Trust Board would therefore urge the City to please fully support planning application 16/01311/FULL, as we do.

We would be very happy to provide any further information you may require.

Yours faithfully,



Alwen Williams
CEO, Barts Health NHS Trust



Alwen Williams
Chief Executive
Executive Offices
Barts Health NHS Trust
Ground Floor Pathology and Pharmacy Building
80 Newark Street
London E1 2ES

Bhakti Depala
City of London
Department of Planning and Transportation
PO Box 270
Guildhall
London
EC2P 2EJ

4 May 2017

Dear Bhakti

Nuffield Health at St Bartholomew's Hospital
Site: Old Pathology Building and RSQ Building, West Smithfield, London, EC1A 7BE
Planning application ref: 16/01311/FULL

Further to our prior letter dated 3 February 2017, we are writing to reinforce our support for the Nuffield Health at St Bartholomew's Hospital planning proposal, submitted by our preferred bidder Nuffield Health. The development remains of great importance to supporting and enhancing future healthcare provision at the hospital, and bringing two long-term vacant buildings back into viable long-term use.

Nuffield Health has sought to address all feedback and advice received from the Planning Department in the formal application amendment, except where it would compromise the quality of the proposed healthcare provision. As a result, we are encouraged that the City can fully support and recommend the scheme for approval.

For additional comfort we have reviewed third party representations received to date on the previous proposal, and provide the following comments:

Proximity to Grade I Listed North Block

The modern hospital has no need for a pathology use in the Old Pathology Building and the Island Site is protected for healthcare use. Two previous attempts to provide a healthcare use in the building have not proven possible to implement as they required additional development on Modern Pathology (also known as the "Pathology Extension"), which would have impacted views from The Square and harmed the setting of North Block.

The proposal to extend the rear façade allows for much of the harmful development of Modern Pathology to be removed from The Square and from Giltspur Street. The removal of the majority of the 5th Floor of Modern Pathology is directly facilitated by the rear extension. We feel that the setting of North Block and The Square is dramatically improved as a result of this change and is a major planning gain.

The proposal also significantly enhances the appearance of the rear of Pathology Building by cleaning and repairing the existing façade; enclosing the existing inappropriate staircase in stone; reinstating the original stone balustrade; introducing a Yorkstone landscaped area and relocating the previously approved cycle and motorcycle parking from directly adjacent to North Block. As a result, the setting of North Block is greatly improved in this location too.

The rear extension therefore makes it possible to deliver a number of wider benefits to North Block, the wider St Bartholomew's campus and the wider Conservation Area. These would not be possible otherwise.

Overall, we feel that the setting of North Block is enhanced from The Square and from the Old Pathology Building as a direct consequence of the rear extension. The proposal results in great enhancements compared to the existing site conditions and any prior planning approval. In addition, all works to the rear façade will be controlled via condition to ensure no harm can occur. We feel that this compensates and controls any potential for harm from the rear extension.

North Block Catering Storage Space

The scheme has been designed to accommodate storage support space exclusively for the use of North Block for the life of the development. The space provided has been confirmed as appropriate by the users of the building, and is greater than has been possible to allocate exclusively previously (additionally assisted by the rear extension discussed above).

The principal of providing this storage space was established in extant planning permission 14/00952/FULL. This proposal accords with the established principal, but provides additional space to support North Block functions, providing enhanced support to North Block than previously approved.

Lift Access to Catering Space

The principal of a shared lift to the North Block Catering Storage Space was also previously established in planning permission 14/00952/FULL. The current proposal does not derogate from this. We confirm that it is possible to operate the lift with no compromise to the hospital functions or the storage space.

The principal for this operation has been established in planning terms and is being complied with. There is no harm to patients, staff, visitors or those accessing the storage space.

Archive Displacement

Again, the development is not derogating from the principals established in extant planning permission 14/00952/FULL. The proposed development will have no adverse impact upon the Archive stores, and does not necessitate Listed Building Consent proposals to be made to North Block. The proposed development will better control temperature and humidity compared to the existing building conditions.

In conclusion, we feel that the current proposal is likely to be the optimum solution in terms of bringing these buildings back into a viable long-term healthcare use; protecting the Island Site for healthcare use; providing a viable best-in-class healthcare facility for the City; and providing planning gain to the wider hospital campus and Conservation Area.

We have spent close to a decade seeking a long-term solution to bring these buildings back in to use. From this experience, we believe that in Nuffield Health we have the best partner possible to

support us in our vision for the hospital. As evidenced by the formal amendment to the application and response to consultee comments, Nuffield Health is committed to providing an exemplary healthcare facility whilst respecting the context of the development, supporting NHS operations, and the operations of surrounding uses.

Due to the scheme amendments made, we trust that the City is in a position where they can support planning application 16/01311/FULL.

We would be very happy to provide any further information you may require.

Yours sincerely



Alwen Williams
Chief Executive

Comments for Planning Application 16/01311/FULL

Application Summary

Application Number: 16/01311/FULL

Address: Old Pathology Building & RSQ Building St Bartholomew's Hospital West Smithfield
London EC1A 7BE

Proposal: Refurbishment and extension of the old pathology building and the former residential staff quarters building to provide a private patient unit (PPU) and North Block facilities, to include: (i) demolition and rebuild of the rear facade with a five storey extension (3.5m deep); (ii) removal of redundant roof plant and erection of a mansard roof extension on the old pathology building; (iii) creation of a new rear entrance with associated accessibility provision and landscaping; (iv) replacement of the existing infill extension between the old pathology building and Pathology Museum; (v) replacement of existing plant room on the modern pathology building and creation of a secondary entrance at the rear (vi) creation of a new entrance to the former residential staff quarter building on the Giltspur Street elevation and replacement of the existing windows (vii) creation of additional cycle parking and creation of a new patient drop off point.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Richard Lambert

Address: Living Streets, 4th Floor Universal House, 88-94 Wentworth Street, London E1 7AS

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment:As part of a service level agreement between City of London & Living Streets, we comment on planning applications within the City of London from a pedestrians perspective to ensure developments support pedestrians.

We would recommend that the Deliveries and servicing plan has a policy that states that any delivery vehicles will switch off their engine once they have stopped and do not turn them back on until they are ready to leave - and that this is communicated to all delivery companies by the DSP coordinator.

This links in with both the City of London and London wide policy on improving air quality and reducing emissions from idling vehicles and will make for a cleaner environment around the hospital.

We support the creation of additional cycle parking to encourage more active and sustainable travel by visitors to the hospital.

In addition, we would like to offer our support in the implementation of the hospital's travel plan with regards to the aims of increasing the proportion of walking trips at the site; raising awareness of the implications of all forms of travel on the environment and health; and also contribute to the improved health & wellbeing of staff through promoting walking.

Through the SLA with the City of London we can offer some services free of charge, such as staff engagement sessions to increase walking trips, assessments of the walking environment from a pedestrian's point of view, running seminars and workshops that focus around promoting walking and many more - so measures that are both hard and soft are available.

We feel this offer could complement and add to the existing travel plan. If the Travel Plan Coordinator would like to find out more please contact Richard.lambert@livingstreets.org.uk

From: [COL - Contact Centre](#)
To: [Pin - CC - Development De](#)
Subject: FW: PLA FW: 16/01311/FULL - St Bartholomew's Hospital, West Smithfield, EC1 COL:04354928
Date: 08 February 2017 16:32:44
Attachments: [LAMAS heading.pptx](#)

From: Vicki Fox [REDACTED]
Sent: 08 February 2017 12:45
To: PlanningQueue
Cc: Christopher Oliver
Subject: Ref: 16/01311/FULL - St Bartholomew's Hospital, West Smithfield, EC1

cid:2eede290-5305-4fc6-a5eb-c21ac1ee9307



To whom it may concern

This Committee met on Tuesday, 24 January 2017 and discussed the above case. The proposal was accepted as a marginal improvement and subsequently approved despite our previous objection. The Committee therefore made no further comments but it was, however, noted that MOLA were seeking to have the building recorded.

Please accept my apologies for the delay in responding.

Vicki Fox (Hon. Secretary)
LAMAS - Historic Buildings & Conservation Committee

Ms Bhakti Depala
Case Officer
Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ



plans@cityoflondon.gov.uk
By email

17 May 2017

Dear Ms Depala,

Planning application 16/01311/FULL | Old Pathology Building & RSQ Building of St Bartholomew's Hospital, West Smithfield, London, EC1A 7BE | Refurbishment and extension of the old pathology building and the former residential staff quarters building to provide a private patient unit (PPU) and North Block facilities

SAVE Britain's Heritage writes to **object** to this planning application, proposing alterations to, and a change of use of, the Old Pathology and RSQ buildings. We note that we are not alone in objecting to this application, with the Georgian Group and the Victorian Society also submitting comments, as well as members of the public.

SAVE objects for two principal reasons. The first relates to the impact on adjacent listed buildings, including the Grade I North Wing designed by James Gibbs, and the Grade II* church of St Bartholomew the Less. Whilst acknowledging that the existing façade of the Old Pathology Building will be rebuilt - an improvement on earlier design iterations - we consider that its positioning some 3m further out would have a harmful impact. The space between the Old Pathology Buildings and the Great Hall is already limited, so a loss of 3m would be detrimental to the setting of the Grade I listed heritage asset.

The second reason relates to the ongoing use of the North Wing as an events space. The Great Hall is an equivalent to the great livery halls in the City and needs to be able to function in a similar manner. You will no doubt be aware of legal proceedings undertaken

70 Cowcross Street London EC1M 6EJ

Registered Charity 269129

by the Friends of the Great Hall in 2014 to ensure provisions were made to protect the hall's future use, as part of the new Maggie's Centre, now under construction.

We are concerned that this current application may jeopardise the Great Hall's future use, due to limited lift provision and the amount of space provided for catering and storage; the singular lift for instance, to be shared with the private hospital, may not be suitable for catering purposes. This has implications for the viability of the Great Hall, and consequently for the maintenance of the listed building.

There are already concerns about the fabric of the Great Hall, with what appears to be outbreaks of damp and rot in the plasterwork ceiling. Restricting events use, which we consider this application would do, would be to restrict one of the main ways funds can be raised for maintenance and repair. As a Grade I listed building this is an important long-term viability point which must be considered.

A further concern relates to the potential impact this application may have on the historic archives of St Barts, currently housed in the basement of the North Wing. This point is dealt with in greater detail by Mr Peter Schmitt, a member of the Barts Health NHS Trust Archives Committee, in his letter of 9 March 2017. In summary, Mr Schmitt asserts that if adequate lift space is not provided as part of this application, 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. This would be detrimental to the wider heritage of St Barts Hospital.

For these reasons, we object to this application. We would encourage the applicant to engage in further design work, particularly on the question of lift, catering and access space provision. Ensuring the sustainable future use of the Great Hall could make this application acceptable. I trust these comments are useful to you. Please contact me at this office if you require further information.

Yours sincerely,


Mike Fox
Deputy Director

70 Cowcross Street London EC1M 6EJ

Registered Charity 269129

From: [Depala, Bhakti](#)
To: [PLN - Comments](#)
Subject: FW: 16/01311/FULL
Date: 24 May 2017 15:00:50

From: Mike Swash
Sent: 24 May 2017 14:43
To: Depala, Bhakti
Subject: 16/01311/FULL

**Old Pathology Building & RSQ Building, St Bartholomew's Hospital,
West Smithfield, London EC1A 7BE.**

Sir

I wish to add my objection to this plan for a private hospital at Barts, simply because the designation is ill-considered and past scant attention to the nearby built environment. Its construction as planned will adversely affect the existing buildings, seriously interfere with the relocation of the Arts and the London Archive Centre, and hamper the facilities required by that academic and historical resource centre; one of the most unique and complete such centres in Britain.

The likely arrival of the Museum of London at Smithfield introduces a major new source of scholarship to the City of London, and the addition of a medical and nursing resource of the quality available at Barts and the London is an opportunity not to be missed. Thus resource requires a nurtured environment with space to develop.

Others have provided more detailed objections, with which I am in agreement.

Michael Swash MD FRCP FRCPATH
Professor Emeritus of Neurology
Barts and the London School of Medicine

Begum, Shupi

From: Depala, Bhakti
Sent: 01 June 2017 17:53
To: DBE - PLN Support
Subject: FW: 16/01311/FULL - Old Pathology Building & RSQ Building St Bartholomew's Hospital West Smithfield London EC1A 7BE

Please can you scan, print and acknowledge the comment below for 16/01131/FULL

Kind regards,

Bhakti

From: Eley, Ben
Sent: 01 June 2017 17:51
To: Depala, Bhakti
Subject: FW: 16/01311/FULL - Old Pathology Building & RSQ Building St Bartholomew's Hospital West Smithfield London EC1A 7BE

FYI

From: Zachary Osborne [REDACTED]
Sent: 01 June 2017 14:40
To: Eley, Ben
Subject: FW: 16/01311/FULL - Old Pathology Building & RSQ Building St Bartholomew's Hospital West Smithfield London EC1A 7BE

Dear Sir/Madam,

16/01311/FULL - Old Pathology Building & RSQ Building St Bartholomew's Hospital West Smithfield London EC1A 7BE

Having studied the revised proposals in detail, the Georgian Group are content that the changes to the design substantially address the concerns raised by the Group in our letter of 9th March 2017.

Kind regards,
Zach

Zachary Osborne
South East Caseworker



The Georgian Group
6 Fitzroy Square
London
W1T 5DX

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City of London Conservation Area Advisory Committee

Mr. Ted Rayment,
Department of the Built Environment,
Corporation of London,
P.O. Box 270,
Guildhall,
London EC2P 2EJ

7th February 2017

Dear Sir,

At its meeting on 2nd February 2017 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

C.17 16/01311/FULL - Old Pathology Building & RSQ Building, St Bartholomew's Hospital, West Smithfield, London EC1A 7BE

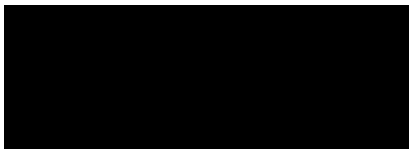
Smithfield Conservation Area//Farringdon Without Ward. Ward Club rep. Lester Hillman.

Refurbishment and extension of the old pathology building and the former residential staff quarters building to provide a private patient unit (PPU) and North Block facilities, to include: (i) demolition and rebuild of the rear facade with a five storey extension (3.5m deep); (ii) removal of redundant roof plant and erection of a mansard roof extension on the old pathology building; (iii) creation of a new rear entrance with associated accessibility provision and landscaping; (iv) replacement of the existing infill extension between the old pathology building and Pathology Museum; (v) replacement of existing plant room on the modern pathology building and creation of a secondary entrance at the rear (vi) creation of a new entrance to the former residential staff quarter building on the Giltspur Street elevation and replacement of the existing windows (vii) creation of additional cycle parking and creation of a new patient drop off point.

The Committee had no objection to the proposed demolition and rebuild of the rear façade requesting that, if at all possible, the site be refurbished in keeping with the existing building. The Committee had no objection to the removal of the redundant roof plant on the understanding that the balustrade was erected in a position so as to reduce the visual impact, accepting the glass infill subject to detailing. The Committee also had no objections to the remainder of the application, supporting the creation of the side entrance rather than using the frontage window at ground level. The Committee requested that in view of the complexity of the proposal the application be designated a special case.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,



Mrs. Julie Fox
Secretary

Friends of The Great Hall and Archive of St Bartholomew's Hospital

Chairman: Sir Marcus Setchell, KCVO

Ground Floor
12 Cock Lane
London
EC1A 9BU

City of London
Department of Planning and Transportation
PO Box 270
Guildhall
London EC2P 2EJ

12 April 2018

Planning application for the development of "Nuffield Health at St. Bartholomew's Hospital Planning application reference number: 16/01311/FULL

Dear Sir/Madam,

Following previous representations to the City of London Planning Department, The Friends of the Great Hall and Archive of St Bartholomew's Hospital write to withdraw objections to planning application 16/101311/FULL.

Subject to the Section 106 Agreement providing, in the agreed form of wording set out below, for the construction of a lift to serve the North Wing ("the Lift Works"), the proposal now meets the concerns we had in relation to the development of the 'Pathology Link Extension (West End)' as referred to in the Settlement Agreement signed on 3rd December 2014 between The Friends of the Great Hall and Archive of St Bartholomew's Hospital, The City of London Corporation, Barts Health NHS Trust and Maggie Keswick Jencks Cancer Caring Centres Trust.

The Friends of the Great Hall and Archive of St Bartholomew's Hospital acknowledges and agrees that obligations on the Barts Health NHS Trust as set out in paragraphs 2.2.2, 2.2.3 and 2.2.4 of the Settlement Agreement shall be satisfied by the updated plans and drawings set out below. The Friends of the Great Hall and Archive of St Bartholomew's Hospital confirm that the Lift Works meet their requirements for the West End of Barts Great Hall, and this confirmation shall satisfy paragraph 2.2.5 of the Settlement Agreement. The Friends of the Great Hall and Archive of St Bartholomew's Hospital and the Barts Health NHS Trust confirm and agree that, in respect of the pathology building only, the plans for the Lift Works supersede and replace the points of clarification set out in paragraph 2.3.4 of the Settlement Agreement.

The proposal to provide a basement 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 is acknowledged.

We conclude that the proposal by Nuffield Health will satisfy our desires to secure and protect the long term viability of the North Wing.

For avoidance of doubt, the updated plans and drawings that we agree to are as follows:

1. **BARTS_STW_PATH_PLA_LG_DR_A_1100_Rev E - Lower Ground Floor Plan**
2. **BARTS_STW_PATH_PLA_0G_DR_A_1101_Rev F - Ground Floor Plan**
3. **BARTS_STW_PATH_PLA_01_DR_A_1102_Rev F - First Floor Plan**
4. **BARTS_STW_PATH_PLA_02_DR_A_1103_Rev F - Second Floor Plan**
5. **BARTS_STW_PATH_PLA_XX_DR_A_2003_Rev G - South East Courtyard Elevation**
6. **BARTS_STW_PATH_PLA_XX_DR_A_2004_Rev G - South Courtyard Elevation**
7. **BARTS_STW_PATH_PLA_XX_DR_A_2001_Rev G - North Elevation Outer Courtyard**
8. **BARTS_STW_PATH_PLA_XX_DR_A_2002_Rev H - North East Elevation**
9. **SKE_500B_21_02_2018 Critical Dimensions**

Ground Floor, 12 Cock Lane, London, EC1A 9BU;

The funds of the Friends are administered by Barts and The London Charity; Registered Charity No 212563

Friends of The Great Hall and Archive of St Bartholomew's Hospital

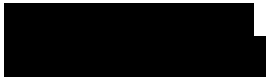
For the avoidance of doubt, The Friends of the Great Hall and Archive of St Bartholomew's Hospital understand that, in the event that the building within which the lift is to be sited is not started, or is started but not completed, or if the work to install the lift is not started or is started but not completed Barts Health NHS Trust shall have no obligation to enforce any rights which the Trust may have against Nuffield Health.

Yours faithfully,



Sir Marcus Setchell

Chairman, The Friends of the Great Hall and Archive of St. Bartholomew's Hospital



Friends of The Great Hall and Archive of St Bartholomew's Hospital

Wording for s.106 Agreement

12 April 2018

The North Wing Catering Lift

1. The Owner¹ and the Developer² covenant:

1.1 not to Occupy³ nor permit Occupation of the Development⁴ prior to the North Wing Catering Lift⁵ being constructed and being made available for the sole use of the North Wing; and

1.2 to maintain the North Wing Catering Lift to ensure that it is operational and available at all times save for a) emergency works and b) scheduled maintenance (with reasonable notice to be given).

¹ Owner is defined as Barts Health NHS Trust

² Developer is defined as Nuffield Health

³ Occupation is defined as taking beneficial occupation of a building forming part of the Development for any purpose authorised by the Planning Permission but not including occupation by personnel engaged in construction, fitting out finishing or decoration of that building, nor occupation in relation to site and building security operations and "Occupier" "Occupied" "Occupy" or "Occupancy" shall be construed accordingly.

⁴ Development is defined as the works on the Site as set out in the Application, pursuant to the Planning Permission

⁵ The North Wing Catering Lift is defined as the dedicated lift designated for the sole use of the North Wing, as shown in the updated plans and drawings BARTS-STW_PATH 1101,1102,1103,11002003,2004,2001,2002,and in particular the amended SKE-500B_21_02_208 with Critical Dimensions marked.



City of London
Department of Planning and Transportation
PO Box 270
Guildhall
London
EC2P 2EJ

12 April 2018

Dear Sir/Madam,

**Planning application for the development of "Nuffield Health at St. Bartholomew's Hospital
Planning application reference number: 16/01311/FULL**

St Bartholomew's Heritage (a charity) are pleased to write confirming support for the development of 'Nuffield Health at St. Bartholomew's Hospital', subject to the completion of a Section 106 Agreement providing (in the agreed form of wording set out in the Friends' letter of even date) for the construction of a lift to serve the North Wing.

We acknowledge the proposal to provide a basement 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.

We fully support the proposal for a circa 3-metre rear extension of The Old Pathology building, and rebuilding the rear façade of The Old Pathology building in new Portland stone to match the existing rear façade.

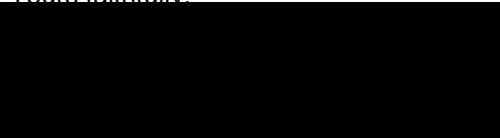
We conclude that the proposal by Nuffield Health will satisfy our desires to secure and protect the long term viability of the North Wing.

For avoidance of doubt, the updated plans and drawings that we are in full support of are as follows:

- 1. BARTS_STW_PATH_PLA_LG_DR_A_1100_Rev E - Lower Ground Floor Plan**
- 2. BARTS_STW_PATH_PLA_0G_DR_A_1101_Rev F - Ground Floor Plan**
- 3. BARTS_STW_PATH_PLA_01_DR_A_1102_Rev F - First Floor Plan**
- 4. BARTS_STW_PATH_PLA_02_DR_A_1103_Rev F - Second Floor Plan**
- 5. BARTS_STW_PATH_PLA_XX_DR_A_2003_Rev G - South East Courtyard Elevation**
- 6. BARTS_STW_PATH_PLA_XX_DR_A_2004_Rev G - South Courtyard Elevation**
- 7. BARTS_STW_PATH_PLA_XX_DR_A_2001_Rev G - North Elevation Outer Courtyard**
- 8. BARTS_STW_PATH_PLA_XX_DR_A_2002_Rev H - North East Elevation**
- 9. SKE_500B_21_02_2018 Critical Dimensions**

For the avoidance of doubt, St Bartholomew's Heritage understands that, in the event that the building within which the lift is to be sited is not started, or is started but not completed, or if the work to install the lift is not started or is started but not completed Barts Health NHS Trust shall have no obligation to enforce any rights which the Trust may have against Nuffield Health..

Yours faithfully,



Sir Marcus Setchell
Deputy Chairman

From: Marlene Campbell
To: [PLN - Comments](#)
Subject: Objection to planning application 16/01311/FULL
Date: 18 May 2018 13:43:34

Ms Bhakti Depala, Case Officer
Department of the Built Environment
City of London
P.O. Box 270
Guildhall
London EC2P 2EJ

Emailed to PLNComments@cityoflondon.gov.uk

18th May 2018

Dear Ms Depala,

Ref: OBJECTION

Planning application 16/01311/FULL - Old Pathology Building & RSQ Building of Bart's Hospital. West Smithfield, London EC1A 7BE - Refurbishment and extension of the old pathology building and former RSQ building to provide a private patients unit (PPU) and North Block facilities

My OBJECTION is to the CHANGE OF USE that this application entails.

The Pathology Building lies adjacent to the Grade-1 Listed North Wing and the Historic Gate House. The building has been used for Pathology Laboratories and Mortuary together with the Medical College and Dean's offices.

It is too small to be a private hospital and not fit for purpose for clinical use without the demolition of the entire rear of this handsome building. The floor plate has to be extended three whole metres to make a hospital viable, all to the detriment of Gibbs's masterpiece of the Grade-1 Listed North Wing and any chance of appreciating a view of its elegant facade.

The proposal to use this now for clinical and patient activity is inappropriate in this setting.

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 priceless 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, we have here the opportunity to make this corner of Barts and Smithfield a heritage and cultural site of outstanding significance, devoted to 900 years of medical care for the sick poor.

Yours faithfully

Gerald W. Libby, Chair of Barts Health Archives Committee
Professor of Gastrointestinal Psychiatry, Barts and the London School of Medicine and
Dentistry

9 Upper Wimpole Street
London W1G 6LJ

Department of the Built Environment

Application Number: 16/01311/FULL	
Property: Old Pathology Building & Residential Staff Quarters Building St Bartholomew's Hospital West Smithfield London EC1A 7BE	
Proposal: 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 [RECONSULTATION ON THE PROVISION OF A DEDICATED LIFT]	
Application Valid: 9 January 2017	Application Type: FULL
Ward: Farringdon Without	Listed Building: No
Conservation Area: Smithfield	

- 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 all new stonework as part of the re-build facades
 - (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 new roof dormers;
 - (g) details of soffits, hand rails and balustrades;
 - (h) details of the treatment and junctions including between the Old Pathology Block, Pathology Block Extension and the Pathology Museum and the stone archway

(i) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level

(j) details of the treatment of the roof above the link building facing Giltspur Street and the final height level;

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

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

(m) measures to be taken during the period of demolition and construction for the protection of the trees to be retained and details of any pruning of the trees;

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 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.

- 4 (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.

- 5 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.

- 6 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.

- 7 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.

- 8 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
- 9 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
- 10 Before any piling or construction of basements is commenced a scheme for the provision of sewer vents within the building shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority the agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.
REASON: To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policy of the Local Plan: DM10.1. These details are required prior to piling or construction work commencing in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.
- 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 Before any construction works thereby affected are begun details of rainwater harvesting and grey water recycling systems shall be submitted to and approved in writing by the local planning authority. REASON: To improve sustainability and reduce flood risk by reducing potable water demands and water run-off rates in accordance with the following policy of the Local Plan: CS18. These details are required prior to construction work commencing in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.
- 14 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.
- 15 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.
- 16 (a) No CHP plant in the thermal input range 50kW_{th} to 20MW_{th} 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.

- 17 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.

- 18 (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.

To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 19 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.

- 20 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.

- 21 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.
- 22 Before any works hereby affected are begun a Method Statement shall be submitted to and approved in writing by the Local Planning Authority, detailing the proposed method(s) of cleaning the external elevations of the Old Pathology Block and Residential Staff Quarters buildings.
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
- 23 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.
- 24 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.
- 25 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.

- 26 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.

- 27 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

- 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
D,BARTS_STW_PATH_0G_DR_A_1101 Rev E,
BARTS_STW_PATH_01_DR_A_1102 Rev D,
BARTS_STW_PATH_02_DR_A_1103 Rev D,
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 F,
BARTS_STW_PATH_XX_DR_A_2002 Rev G,
BARTS_STW_PATH_XX_DR_A_2003 Rev F,
BARTS_STW_PATH_XX_DR_A_2004 Rev F,
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.

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 NOX 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.

Relevant Local Plan Policies:

CS12 Conserve or enhance heritage assets

CS10 Promote high quality environment

CS22 Maximise community facilities

DM10.1 New development

DM12.1 Change affecting heritage assets
DM12.2 Development in conservation areas
DM12.4 Archaeology
CS15 Creation of sustainable development
CS21 Protect and provide housing
DM15.7 Noise and light pollution
DM21.3 Residential environment
DM15.6 Air quality
CS16 Improving transport and travel
DM16.2 Pedestrian movement
DM15.8 Contaminated land
DM16.3 Cycle parking
CS17 Minimising and managing waste
DM17.1 Provision for waste
CS19 Improve open space and biodiversity
DM19.2 Biodiversity and urban greening

Notes

It is recommended that planning permission, subject to a S106 agreement, is granted under delegated authority but that the decision is not issued until a s106 agreement has been entered into as set out below.

The Site

The two buildings subject to 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 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 foundation (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 Proposal

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

Other minor alterations proposed include the extension, in width and not height, of an existing lift overrun on the RSQ building to accommodate a trolley lift at roof level and the existing door and window will be swapped around on the rear elevation.

Relevant planning History

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.

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.

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.

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.

Representations

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.

The applicants amended the design and the amended design was re-consulted on. A total of 4 objections have been received.

A letter of objection was received from Historic England during the first round of consultation. 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 is 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 this harm is 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.

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.

Historic England and the Georgian Group withdrew their objections during the second round of re-consultation on the re-designed scheme.

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 and that it is unsuitable for clinical use as a private patients' unit. The objector 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 objector raised concerns to the lack of viable catering facilities for the North Block in the Pathology Extension and to the shared lift to be used for catering facilities and patients. A dedicated catering lift is essential.

Following the re-consultation, a second objection was submitted re-iterating the objections.

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 would suggest setting back any link block by as much as it reasonable possible.

Following the re-consultation, a further 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.

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.

The Chairman of the Friends of The Great Hall and Archive of St Bartholomew's Hospital (the Friends) state that the Nuffield Health's scheme provides catering space which fulfils the basic needs to enhance the North Wing's catering requirements and can support the Nuffield Health proposals but raises some concerns that the rear extension of the Old Pathology Block by 3m may dominate the north façade of the James Gibbs building.

The CEO of the Bart's Health NHS Trust has written twice in support of the application. The Pathology Block has been unoccupied and this proposal represents an opportunity for the Trust to repair this building and have 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 on 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.

The CEO of the Bart's Health NHS Trust submitted a second letter reinforcing his support for the proposal and has reviewed third party representations providing the following comments:

- o 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.
- o 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.
- o The proposal provides storage space for the North Block to support their functions and provides a lift from basement level.
- o The proposal will have no adverse impact on the Archives store.
- o The proposed development is likely to be the optimum solution to bring these buildings back into long-term healthcare use.

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.

LAMAS commented that the proposal was accepted as a marginal improvement.

The Conservation Area Advisory Committee raised no objections.

Considerations

The main considerations are:

- o The impact on the designated and non-designated heritage assets
- o Provision of additional private healthcare
- o Compliance with Local Plan policies

Design and Heritage Considerations

The OPB is a well-composed Italianate palazzo block of ashlar Portland stone: it is symmetrical, of five bays to Giltspur Street with the flanking and central bays emphasised by segmental pediments. It's architecture, style, detail and material, complement the strong classical tradition of the Hospital complex, 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.

It is proposed to dismantle and re-build the rear (north eastern) and part of the side (north) elevation of the OPB and extend the rear building line approximately 3m south and east. The re-building would involve the re-use of as much authentic fabric as possible, stitching new masonry to match in material and detail, where necessary. The method and detail of this is reserved for condition. This will assist in preserving the distinct architectural identity of the historic Hospital complex.

It is proposed to erect a 'faux' mansard roof, measuring 25m wide x 3.7m high x 15.5m deep, with three traditional dormer windows on the Giltspur Street elevation. This would significantly alter the proportions of the host building, however it has been demonstrated that a roof extension is necessary to accommodate a significant amount of plant/servicing required for a 21st Century clinical hospital.

The significant rear extension of the OPB would upset the well-considered proportions of the palazzo block, in particular when viewed from West Smithfield, where it would stretch the side elevation past the existing quoins details. In addition, it is necessary to enclose the existing external metal escape stair attached to the existing rear projection in order 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, 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 so as to deliver a more organic extension to the host 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.

The full refurbishment of the rear elevation, which following years of neglect and investment is in a state of dilapidation, is welcomed.

The detail of a panel which will be formed in the rear elevation, necessary for the removal of an MRI scanner, is reserved for condition.

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. The height, mass, bulk and proportions of the PBE detract from the OPB and the settings of the Pathology Museum, East, West and North Blocks and the Smithfield Conservation Area.

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.

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 will 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 will be the subject of a condition. The applicant is proposing the re-instatement of a bottle balustrade above the crowning cornice, which would enhance the overall composition and restore the integrity of the historic block, whilst reducing the impact of the bulk and massing of the new roof.

The replacement of all windows with conservation-type double glazed timber-framed sash units is acceptable in principle, and the details reserved for condition.

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 mitigate that harm.

The proposal is seeking to consolidate plant/servicing in the basement and roof of the OPB/PBE. This has resulted in reducing the amount of space required in the PBE roof, which would be demolished and re-built in part, the building line brought significantly back to that of the rear elevation of the OPB. As demonstrated in the Townscape and Visual Impact Assessment this would reduce the visual impact of the high level bulk from the majority of views from the square. This would reduce the mass and bulk of the PBE and enhance the setting of the square. This enhancement weighs in favour of the development proposals.

Impact on the Setting of the North Block

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. Therefore it is considered that the rear extension of the OPB would cause some harm to the setting of the North Block.

Impact on the Setting of the Gatehouse and Perimeter Screen

The current setting of the gatehouse is open and the scale of surrounding development allows it to be appreciated as a landmark entrance to the Hospital complex from West Smithfield. An ability to appreciate the screen wall in the context of the gatehouse and the other buildings comprising the Hospital Complex is the fundamental aspect of its setting.

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 has been massaged so that it would be more recessive and less apparent, in order to mitigate 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.

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

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.

It is considered that the proposal would cause some less than substantial harm to the Church of St Bartholomew-the-Less, by reason of its height and bulk,

Impact on Setting of the Pathology Museum

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, so as to mitigate 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.

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.

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.

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

The OPB and RSQ are considered to make a strong contribution to the character, appearance and significance of the Conservation Area.

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.

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

The proposed development seeks to restore the northern (side) elevation 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.

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

Impact on St Paul's Heights

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

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.

Safeguarding the Long Term of the North Block

Objections are raised 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. A lift would be provided from basement level which would provide stepfree access to the North Wing to help improve the catering arrangements.

The Friends of the North Wing acknowledge in their letter that the proposal fulfils the agreed spatial area required for catering.

It is not considered that the proposal would prejudice the future use of the North Block.

Provision of Healthcare

The proposal would increase the amount in health use and is welcomed in line with Policy CS22 which seeks to support the improvement of St Bartholomew's Hospital and encourages the provision of private health facilities in the City.

Access

The new entrances would provide level access into the OPB, PBE and the RSQ buildings. The Access Officer has reviewed the access provisions and is satisfied they meet the requirements.

Archaeology

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.

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.

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.

There are no below ground works proposed in the Residential Staff Quarters building.

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.

Conditions are recommended to cover a programme of archaeological work and foundation design.

Trees

There is a mature tree directly to the north of the site. Any tree pruning that is required to enable the works carried out would be subject to a separate requirement for consent.

Noise

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 a condition.

Transport and Cycle Parking

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).

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

Refuse and clinical waste storage has been provided within the site and the Amenity and Waste Officer is satisfied the waste storage and collection facilities comply with their requirements.

Energy

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 listed status of the buildings and the need to retain existing structures.

Sustainability

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 energy and carbon reduction but does not provide details of how the design addresses other sustainability priorities for the City. Further details would be to demonstrate how this development will address water conservation and flood risk management

S106 and CIL

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.

The applicant would be required to enter into a Section 106 agreement which would include the following obligations

1. Local Training, Skills and Job Brokerage Strategy (Demolition and Construction)
2. Local Procurement Strategy
3. Travel Plan
4. Delivery Service Management Plan
5. Highways Reparation

There is a concern that if the works 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. The applicant has agreed to enter into a S.106 agreement to commit to undertake the works in their entirety. The agreement would also provide that new tenants are not to go into occupation before the works are completed.

Conclusion

A balanced decision needs to be made weighing up the benefits and dis-benefits of the scheme. 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 also considered that the settings of the gateway and Bartholomew-the-Less would be harmed, causing less than substantial harm to their significance. 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.

On balance, these benefits together with the need to support long-term health care on the site in accordance with Local Plan Policy CS22 results in an acceptable scheme, the proposed scheme is considered to be acceptable. It is considered that the development proposal would

need to be implemented in full and not part implemented, in order to be acceptable in planning terms.

Background Papers

Daylight and Sunlight Report dated 16 November 2016

Planning Statement dated December 2016

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