

Committee:		Date:	
Planning and Transportation		17 July 2014	
Subject: North Wing St Bartholomew's Hospital West Smithfield London Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1, 544sq.m) with ancillary roof terrace and external landscaping.			
Ward: Farringdon Without		Public	For Decision
Registered No: 14/00319/FULL		Registered on: 3 April 2014	
Conservation Area: Smithfield		Listed Building: Grade I	
<p style="text-align: center;"><u>Summary</u></p> <p>The application site is located within St Bartholomew's Hospital. The proposal relates to the former Finance Building (638sq.m GEA) a 1960s building which adjoins the eastern end of the grade I listed North Block.</p> <p>The proposal is for a Maggie's Centre. The current applications for listed building consent and planning permission seek to address the concerns raised by Members to the Maggie's scheme presented to the Planning and Transportation Committee on the 4th June 2013. Revisions have been made to the design and further visuals and details of the external facing material have been provided. A landscaping strategy has been developed for the site.</p> <p>The Maggie's scheme has been submitted alongside separate applications for works to improve the toilet facilities, access and fire escape arrangements in the North Block. These alterations enable the Bart's Health NHS Trust to secure the long-term future of the grade I listed building.</p> <p>To date some 385 letters of support and 57 letters of objection have been received to the scheme. The objections mainly raise concern that the Maggie's scheme would threaten the future of the North Block and that its design would be unsympathetic to the appearance of the North Block. The letters of support note that the design of the building is appropriate, there are no other suitable sites for the Centre, the proposal would meet the Trust's needs in terms of the provision of cancer care facilities and the scheme would not affect the future of the North Block.</p> <p>The Finance Building is of little architectural merit. The contemporary architectural approach to the design of the Maggie's Centre would provide a distinctive building in its own right while enabling the North Block to retain its prominence. Any perceived harm to the significance of the North Block, the Smithfield Conservation Area or the setting of the East Block through the addition of a replacement extension would be less than substantial, and would be outweighed by the public benefits of the proposal including the provision of a new cancer care facility and the revealing of</p>			

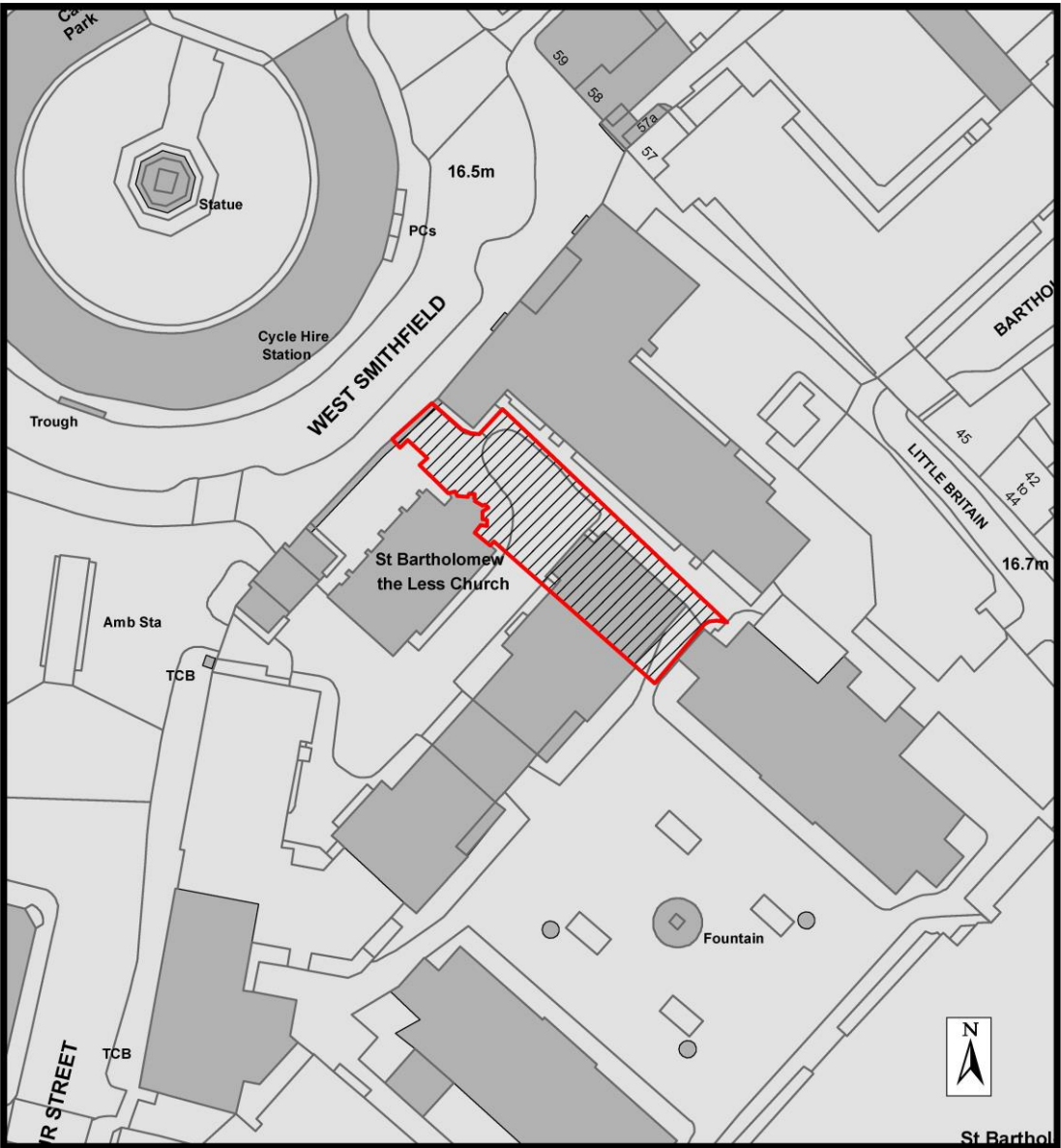
architectural features of the North Block.

The Bart's Health NHS Trust has confirmed that they are committed to securing the future of the North Block and they consider that the application site is the only suitable location for the Maggie's Centre within the hospital complex.

Recommendation

That planning permission be granted for the proposal in accordance with the attached schedule.

Site Location Plan



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ADDRESS:
St. Bartholomew's Hospital: North Block and Finance Building

CASE No.
14/00319/FULL & 14/00320/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Case No. 14/00319/FULL & 14/00320/LBC St. Bartholomew's Hospital North Block from Hospital Square

Site

1. The application site is located within the St Bartholomew's Hospital complex. The proposal relates to the former Finance Building (638sq.m GEA) which adjoins the eastern end of the grade I listed North Block.
2. The Finance Building was designed by Adams, Holden and Person Architects in the 1960s to accommodate the hospital's accounts department and a bank. It is faced in yellow stock brick and white render and has a basement, ground, 1st and 2nd floor. The building is 'neo-Georgian' in style and is grade I listed by virtue of association with the North Block. The building currently accommodates ancillary hospital office accommodation and toilet facilities for use in association with the North Block.
3. The North Block of 1732 comprises one of the four principal hospital buildings designed by James Gibb between 1732 and 1768. It was designed for administrative and ceremonial functions associated with the hospital. The interior is of great importance and includes the Great Hall and Staircase Hall with its Hogarth paintings. The North Block currently accommodates the hospital's museum and archives and a limited number of functions.
4. The site is in close proximity to a number of other listed buildings. The Kenton and Lucas building to the north east is grade II listed, the Church of St Bartholomew-the-Less and the Screen Wall and Colonnade to the north west are grade II* listed, the Gatehouse to the north west is grade I listed, the East Block to the south east is grade I listed, the West Block to the south west is grade I listed, and three courtyard lamps and the central fountain are each grade II listed. Together the North, East and West Blocks, along with the 1930s Neo-Georgian George V Building to the south, form one of the most significant architectural ensembles in London. The site is within the Smithfield Conservation Area.

Relevant Planning History

5. In 2013 applications for planning permission (ref. 13/00111/FULL), listed building consent (ref. 13/00112/LBC) and conservation area consent (ref. 13/00113/CAC) were considered for a Maggie's Centre on the same site. At the 4th June 2013 Planning and Transportation Committee Members resolved to refuse the applications. Concerns were raised over the following aspects of the proposal:
 - The lack of detail on the landscaping associated with the Maggie's
 - The impact of the design on the North Block
 - The impact of the Maggie's Centre on the future use of the North Block
6. The applications were withdrawn by the applicant prior to the matter being brought back to committee to agree the reasons for refusal.
7. On the 29th April 2014 Members granted planning permission and listed building consent for an alternative scheme for the North Block and the Finance Building. The works by Hopkins Architects, formed part of a

scheme designed to improve the functioning and setting of the North Block. The proposal included the demolition of the Pathology Block and Finance Building. New extensions ('bustles') were proposed at the east and west ends of the North Block to improve access arrangements along with ramps to the entrances and associated landscaping.

Proposal

8. Planning permission and listed building consent are sought for a revision to the 2013 Maggie's proposal by Stephen Holl which seeks to address the concerns raised by Members at the 4th June 2013 Planning and Transportation Committee.
9. The siting of the centre has been revised. It would be set back a further 500 mm from the North Block square frontage in order to better reveal the significance of the grade I listed building. More detailed visuals and a sample of the external facing material have been submitted, with the aim of better illustrating the centre and its relationship with the North Block. It would comprise a three storey addition with curved glazed facades that incorporate inset coloured glass panels.
10. The applicant has commissioned landscape architect Christopher Bradley-Hole to develop a landscaping strategy for the site that is sensitive to the Church and the historic site context. It comprises two reflecting pools, a planted screen, new paving and new planting.
11. Internally the Maggie's Centre would be self-contained with no linkage to the North Block (in the previous proposal the toilets for the North Block were in the basement of the Maggie's Centre).
12. Donald Insall Associates have submitted separate applications for listed building consent (14/00279/FULL) and planning permission (14/00278/LBC) for works to contribute towards securing the long term future of the North Block. These include:
 - Improving the disabled access into the North Block and up to the Great Hall;
 - Improving the fire escape arrangements; and
 - Providing new toilets in the basement of the building.
13. This report deals with the applications for planning permission (ref. 14/00319/FULL) and listed building consent (ref. 14/00320/LBC) and the Insall scheme is separately before you.

Consultations

14. The views of other City of London departments have been taken into account in the preparation of this development scheme and some detailed matters remain to be dealt with by condition.
15. The applications have been publicised on site and in the press. To date some 443 letters of representation have been received: 385 letters of support, 57 letters of objection and one letter neither supporting nor objecting to the proposal.

16. The matters raised in the letters of objection can be summarised as follows:
- The Maggie's Centre would prevent the Hopkins scheme from being implemented which would threaten the future of the North Block and prevent it from being restored. There are other suitable locations for the Maggie's Centre on the hospital site.
 - The building should not be attached to the North Block as it would detract from its symmetry.
 - A more sensitively designed building is needed that would be more in keeping with the surroundings.
 - If cancer care facilities move to UCLH the Maggie's concept would need reconsideration.
17. The content of the letters of support can be summarised as follows:
- The innovative and uplifting design of the centre would complement the Great Hall and respect the heritage context. The scheme would add a modern dimension to the environment. The Finance Building is of little merit.
 - There are no other suitable sites for the Centre. Historical maps of the area show that buildings have been attached to the North Block for a long time.
 - The scheme would not affect the future of the Great Hall.
 - The proposal is consistent with the Trust's need to care for patients and the Centre would be an asset to the site. St Bartholomew's is a working hospital. A balance needs to be struck between heritage considerations and the needs of patients.
 - Through the demolition of the pathology link building the Hopkins scheme showed no consideration for the practicalities of the continued health use of the Trust's buildings in order to create an artificial setting for the North Block.
18. The neutral letter of representation suggested that the hospital needs to employ more clinical nurse specialists and welfare advisors. This would be the most effective way of ensuring that patients get what they need. It is not necessary to have a Maggie's Centre and Macmillan Cancer Information Centre on the hospital site. Both charities have a similar remit.
19. English Heritage raises no objection to the proposal. They note that the Finance Building is of little architectural merit and its loss would be acceptable. They consider that while the contemporary design of the proposal contrasts with the classical design of the North Block, the new building is a piece of high quality design in its own right. Any perceived harm would be less than substantial and outweighed by the public benefit that a new cancer care facility would provide and through the revealing of important architectural elements of the North Block such as the quoins.

20. The City of London Conservation Area Advisory Committee maintains their objection to the proposal. They raise no objection to the loss of the Finance Building but consider that the proposed replacement building is inappropriate for such an important listed building and the adjacent square.

Policies

21. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
22. The draft Local Plan was published in December 2013 and is expected to be adopted in late 2014 or early 2015. Although it does not carry the full weight of an adopted plan, it is considered that the plan should carry significant weight as it is at the final stage of pre-submission consultation, prior to formal consideration at public examination. In accordance with the NPPF and Local Plan Regulations, the draft Plan has been considered by the Court of Common Council as sound planning policy for submission to the Secretary of State.
23. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

24. The Corporation, in determining the planning application has the following main statutory duties to perform:-
 - To have regard to the provisions of the development plan, so far as material to the application, to local finance considerations so far as material to the application, and to any other material considerations (Section 70 (2) Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004);
 - In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its settings or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Building and Conservation Areas) Act 1990)
25. When considering the applications special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
26. In considering whether to grant listed building consent the City shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 16(2) of the Planning (Listed Buildings and Conservation Areas) act 1990).

27. Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by English Heritage including the documents Conservation Principles, and The Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.
28. In respect of sustainable development the NPPF states at paragraph 14 that 'at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking... for decision taking this means: approving development proposals that accord with the development plan without delay.'
29. Under Section 149(1) of the Equality Act 2010, the City Corporation must have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
30. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
31. It is necessary to assess all of the policies and proposals in the Development Plan and to come to a view as to whether in the light of the whole plan the proposal does or does not accord with it.
32. The principal issues in considering this planning application are:
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and saved policies of the UDP.
 - The extent to which the proposals comply with Government policy advice (NPPF).
 - The impact of the proposal on the significance of designated and non-designated heritage assets as well as the setting of listed buildings surrounding the site. This includes consideration as to the impact of the proposal on the future of the North Block.
 - The appropriateness of the design and massing of the Maggie's Centre in the context of the area.
 - The use of hospital (class C3) floorspace for a Maggie's Centre.
33. The principal issues in considering the listed building consent are:
 - Whether the demolition of the Finance Building is acceptable.

- Whether the proposed Maggie's Centre would preserve the building, its settings or any features of special architectural or historic interest which it possesses.

The Bart's Health NHS Trust's Position on the Application and the Future of the North Block

34. The proposed location of the Maggie's Centre has generated objections. Concern has been raised that it would prevent the approved Hopkins scheme from being implemented which would prejudice the future use of the North Block. The objections note that alternative sites should be considered. It has been questioned whether the Centre is needed as there is already a Macmillan cancer support facility on the St Bartholomew's Hospital site and that cancer facilities may be moved to University College Hospital in the future.
35. The Bart's Health NHS Trust has responded to these points. They advise that careful consideration has been given to the location of the Maggie's centre and that there are no suitable alternative sites within the Trust's estates master plan. The Trust has advised that consideration has been given to siting the Maggie's in the following locations:
 - Site of the Outpatients department – This would be unsuitable as it would be above the new subterranean energy centre to be built in 2016 as part of the PFI scheme. Clear access is needed to this area for maintenance purposes.
 - Site of the waste storage area adjacent to the Queen Elizabeth II building – This was discounted as the area is required to service waste management for the entire hospital site.
 - The site suggested in the Hopkins scheme – This was considered unsuitable as it would be above major infrastructure services. The cost and risk of re-routing services would be unacceptable. The disabled access to the Kenton and Lucas Block would need to be removed in order to accommodate the centre in this location which would be unacceptable.
36. The Trust advises that they recognise that the North Block is a significant building and they wish to secure its long term future. In the long term they envisage that it would be restored and would form part of a heritage quarter along with the Gatehouse and the Church of St Bartholomew The Less. This vision would be realised through the establishment of a North Wing Heritage Trust responsible for the long term future of the North Block. The Donald Insall Associates scheme represents a first step in realising this vision.
37. The Trust has confirmed that the Vicky Clement-Jones Macmillan Cancer Information Centre and Maggie's Centre would serve two different but complimentary purposes. The Macmillan Centre offers advice, information and support to people affected by cancer. It is open for two hours in the morning and two and a half hours in the afternoon. Experts and trained volunteers are able to answer questions and visitors can access booklets, leaflets and other sources of information.

38. The Maggie's charity offers a programme of free practical, emotional and social support within the grounds of NHS cancer hospitals. The centres provide support for people with cancer, their family and their friends. Services are delivered by qualified professionals away from the clinical environment of the hospital between 9 am to 5 pm on weekdays, with extended evening and weekend courses. The centres offer courses on wellbeing and run courses in conjunction with other charitable organisations such as the Anthony Nolan Trust and Prostate Cancer UK.
39. The Trust has confirmed that they are committed to providing world class cancer services from the St Bartholomew's Hospital site in the future. This is a priority of the Trust's clinical strategy. The PFI development is one of the largest hospital construction projects in Europe and has delivered a state of the art cancer care facility. The Maggie's Centre would assist in providing cancer services. As part of a programme to consolidate specialist surgery, to improve patient outcomes, there are proposals that would mean that around 350 cancer specialist operations a year would in the future be performed at St Bartholomew's. This is less than 1% of the 28,000 episodes of cancer care seen by the Trust each year and those 350 patients would still have their remaining care on the St Bartholomew's Hospital site.

The Demolition of the Finance Building

40. The Finance Building is only in partial use currently for ancillary office space and toilet facilities for the North Block. The proposal would result in the loss of 638 sq.m of hospital (Class C2) floorspace. This loss is accepted on the basis that it would be replaced by a new healthcare facility (Class D1) that would complement the surrounding hospital uses. The proposal would accord with policy CS22 of the Core Strategy which seeks to support the continued presence and improvement of St Bartholomew's Hospital and seeks to provide adequate health care facilities and services for City residents and workers.
41. The toilets would be replaced by new toilets in the basement of the North Block. These works form part of the listed building consent application submitted by Donald Insall (ref. 14.00289/LBC). A condition is recommended requiring details and implementation of the new toilet facilities.
42. The Finance Building represents an unsympathetic addition to the North Block as it cuts across and conceals decorative stonework on the east elevation. The low floor to ceiling heights and reduced scale and proportions give the building a squat appearance. Its demolition is considered to be acceptable.

Design and Heritage Considerations

43. Paragraph 129 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting of any asset). The assessment of significance should be taken into account when considering the impact of a proposal.

44. The designated heritage assets of relevance in the consideration of this case are:
- The North Block – grade I listed
 - The Smithfield Conservation Area
45. As well as the setting of:
- The East Block – grade I listed
 - The West Block – grade I listed
 - The Hospital Gatehouse – grade I listed
 - The Church of St Bartholomew the Less – grade II* listed
 - The Screen Wall and Colonnade – grade II* listed
 - The Kenton and Lucas Building – grade II listed
 - Three lamp standards – grade II listed
 - Courtyard fountain – grade II listed
 - The Medical School – grade II listed
46. The Pathology Block and the four timber courtyard shelters are non-designated heritage assets of relevance to the consideration of the proposal.
47. The significance of each asset has been assessed in accordance with English Heritage’s methodology for assessing “significance” as set out in ‘Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment’.
48. The assets have historical, evidential and communal value by virtue of their relationship with the hospital complex.
49. The North Block is highly significant as it is the principal building on one of London’s oldest operational hospitals. It was designed by a leading 18th century architect. Within the building the Staircase Hall has two notable canvases by Hogarth painted in 1735–7 to represent the Good Samaritan and Pool of Bethesda.
50. The North Block’s relationship with the East Block, West Block and the later King George V Block is of significance. Gibb sited the four principal blocks separately to avoid the spread of infection and fire. The buildings are read as a set piece.
51. The Smithfield Conservation Area is significant for its concentration of historic buildings and infrastructure relating to three long-established institutions: the former Priory of St Bartholomew the Great; St Bartholomew’s Hospital and the meat markets.
52. When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 132 of the NPPF states that “...great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of

the heritage asset or development within its setting...any harm or loss should require clear and convincing justification.”

53. Where a proposal would result in harm to the significance of a designated heritage asset, it should be identified whether the harm is substantial or less than substantial. If the harm is substantial the proposed development should be considered in respect of paragraph 133 of the NPPF and if the harm is less than substantial the development should be considered in respect of paragraph 134 of the NPPF.
54. The proposal would result in some harm to the significance of the North Block and the setting of the East Block. It is considered that the harm should be treated as less than substantial and therefore the approach set out in paragraph 134 of the NPPF should be applied to this case. Paragraph 134 of the NPPF states that any less than substantial harm to the significance of a designated asset should be outweighed by the public benefits of the proposal.
55. In relation to the listed building consent, when weighing any harm to designated heritage assets against the public benefits of the proposals, great weight should be afforded to the desirability of preserving the listed building and the setting of listed buildings or any special features of special architectural or historic interest which they possess.

Assessment of the Impact of the Proposal on the Significance of the Designated Heritage Assets

The North Block

56. The demolition of the Finance building would expose the quoins, blind windows and architraves of the North Block’s east elevation. A detailed study of this elevation would be required by condition, prior to the construction of the Maggie’s Centre.
57. The Maggie’s Centre has been designed to ensure that features of architectural significance on the North Block remain exposed. This approach would accord with paragraph 137 of the NPPF which states that local planning authorities should look for opportunities for new development to enhance or better reveal the significance of heritage assets.
58. The Centre would occupy a smaller footprint than the existing Finance Building. Its front and rear facades would be set back to expose the quoin detailing on the north and south east facing corners of the North Block. Blind windows would be exposed within the Maggie’s Centre at first and second floor level. This is with the exception of one blind window at second floor level which would be obscured by the roof of the new building. Details of the junction between the roof and the blind window would be required by condition. The harm to the window is judged to have a less than substantial impact on the significance of the North Block.
59. The setback of the front and rear facades and the varied height of the Maggie’s Centre result in a building that relates satisfactorily to the North

Block. The Centre would appear appropriately subservient to the North Block and the lower level of the roof on the north side of the building would ensure a sympathetic relationship to the listed church, screen wall and Kenton and Lucas Block. The smooth curved facades allow the strong lines and classical detailing of the Gibbs building to maintain their prominence. The greenery to the roof of the Centre would harmonise with the existing and proposed trees and planting around the perimeter of the Church.

60. A contemporary architectural language has informed the design of the building. The Centre would be clad externally in 'Okalux' glass, which comprises a low-iron glazing system with a matt sandblasted finish. The white opalescent glass would be arranged in swept horizontal bands, interspersed with coloured panels. The bands of glass provide a subtle horizontal subdivision of the elevations. When viewed obliquely in daylight the glass takes on a matt white colour that would complement and visually blend with the Portland stone of the North Block and surrounding buildings. The fine texture of the glass would diffuse light and give a subtle glow when illuminated. The composition of the proposed glazing would prevent it from appearing as a garish light.
61. The glazing would hang upon a cast concrete lattice core, the silhouette of which would be glimpsed externally. The interior of the Centre would be lined with bamboo and have a feature curved staircase. From the hospital courtyard this would be glimpsed through the clear glazed entrance.
62. The contemporary architectural approach has given rise to objection on the grounds that the proposed centre would not be sympathetic to the North Block or the surrounding historic context and that the demolition of the Finance Building provides the opportunity to restore the original appearance of the North Block.
63. New buildings and extensions have been added to the hospital complex in response to changing clinical requirements over the centuries. The arrangement of the Gibbs buildings has been altered through additions to the east and west ends of the North Block, later buildings to Giltspur Street and the substantial extension of the King George V block.
64. The North Block is already attached to the Finance Block. As such the replacement of this building by the Maggie's Centre would not result in any greater diminishment of the set piece of the four principal blocks around the courtyard.
65. The proposed Maggie's Centre is of architectural merit. It would provide a bold addition to the listed building and conservation area when viewed from the Square and site surroundings. The design philosophy is based on the rationale that in order to respect the authenticity of historic architecture, a contrasting new element must be created which does not overwhelm the host building but is a complimentary contrast to it. The proposed Maggie's Centre would be read as a distinctive building in its own right while enabling the North Block to retain its prominence.

66. Any perceived harm to the significance of the North Block through the addition of a replacement extension and the partial obscuring of a blind window, would be less than substantial. The proposal would not diminish the significance of the North Block. The less than substantial harm would be outweighed by the public benefits of the proposal which include the provision of a new cancer care facility with associated landscaping and the revealing of the architectural features of the North Block.
67. A garden for the Centre would be created between the North Block, Kenton and Lucas Block and church. It would comprise predominantly hard landscaping, with porphyry setts and raised stone pools. Greenery would take the form of sculpted evergreen hedges, small pleached trees, and espaliered fruit trees screening the Kenton and Lucas Block disabled ramp. The garden would provide a distinct area for use by the Centre and members of the public, designed to complement the Princess Alice Memorial Garden and enhance the setting of the North Block and surrounding listed buildings.
68. The applicant has confirmed that the landscaping would be carried out on land owned by the Trust. The Trust acknowledges that some of the landscaping is proposed on consecrated land and understands that a faculty would be required from the church in order to carry out these works.
69. Some 52 cycle parking spaces (26 cycle parking stands) outside the Kenton and Lucas Block would need to be relocated in order to accommodate the landscaping. Details of the relocation of the cycles would be required by condition.

The Setting of the Surrounding Listed Buildings

70. The proposal principally impacts on the setting of the East Block, The Kenton and Lucas Building and the Church of St Bartholomew the Less.
71. The Maggie's Centre would be in close proximity to the north western end of the East Block. It would partially diminish the separation between the North Block and the East Block as originally intended by Gibb. The harm to the setting of the East Block is considered to be less than substantial and outweighed by the public benefits of the proposal. The North Block already has an extension and the resultant harm from the proposal would be no more substantial than the existing situation. It would still be possible to differentiate between the original four hospital blocks and the modern appearance of the Maggie's Centre.
72. The Kenton and Lucas Block is not related to the square or the layout of the buildings around the square. The block is on the periphery of the hospital grounds and its setting is formed by its already close relationship to the surrounding hospital buildings including the Finance Building, the Anthony Brett catering block and the Church of St Bartholomew the Less. The proposed Maggie's Centre would not result in any harm to the significance of the block's setting.
73. The proposed landscaping would impact on the setting of the Church and the Screen Wall and Colonnade. It would enhance the setting of these two designated assets. The proposal would not impact on the

western end of the church, as such views of the Church and its setting from the Gatehouse would be unaffected.

74. The proposed development would be such a distance from the West Block, Hospital Gatehouse, three lamp standards, courtyard fountain and the Medical School so as not to impact on the setting of these listed buildings.

The Smithfield Conservation Area

75. The Maggie's Centre would impact on localised views of the hospital square in terms of the ability to read the North Block as standalone building within Gibbs set piece. The resultant harm to the significance of the Smithfield Conservation Area when considered as a whole would be less than substantial, and outweighed by the public benefits of the proposal. The significance of the conservation area would not be very much reduced by the proposal. The ability to read Gibbs set piece is currently compromised by additions to the North Block.

The Impact of the Proposal on the Setting of the Non-Designated Heritage Assets

76. The proposal would be a sufficient distance from the courtyard shelters and the Pathology Block so as not to impact on the significance of these non-designated heritage assets.

Servicing

77. The servicing requirements for the building would be minimal. The Trust has an existing servicing strategy and loading bay facility should large deliveries be required. Maggie's do not use large scale suppliers. It is anticipated that the majority of deliveries to the Centre would be through staff bringing in supplies.

Archaeology

78. The site is in an area of important archaeological potential, located to the north of the Roman and medieval defences in an area of a known Roman cemetery and within the precinct of the 12th century Priory and Hospital of St Bartholomew. There is potential for Roman remains including burials, 19th century burials associated with the church of St Bartholomew the Less and medieval and post medieval building foundations associated with St Bartholomew's Hospital. An Historic Environment Assessment and addendum of the archaeology of the site and impact of the proposals has been submitted with the application.
79. The proposed development includes a new basement which would be partly within the footprint of the existing basement and with a deeper slab level. The north-west side would meet the North Wing, possibly with a stepped floor to avoid the need for underpinning. Other groundworks include sheet piling to support the basement wall and upper storeys and shallow groundworks for the proposed landscaping. There is potential for archaeological remains to be disturbed by the proposals, including the possible survival of burials associated with the churchyard of St. Bartholomew the Less.

80. Archaeological evaluation is necessary to provide additional information on the character, nature and date of archaeological survival on the site, including the extent of modern disturbance to assess the impact of the proposals, including foundations and to design an appropriate mitigation strategy. The archaeological evaluation should be used to provide additional information to develop the foundations and ground works proposals to minimise excavation and archaeological impact.
81. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation design.

Community Infrastructure Levy (CIL) and S.106 Contributions

82. The proposal would not be liable for a CIL contribution as the proposal would result in a reduction in floorspace.

Conclusion

Planning Permission

83. The proposal should be assessed against the relevant development plan policies. There is a statutory duty to have special regard to the desirability of preserving the North Block and its setting and the features of special architectural or historic interest which it possesses, and to have special regard to the desirability of preserving the setting of nearby listed buildings. Special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Smithfield Conservation Area as a further statutory duty. Considerable importance and weight has been attached to the harm to the North Block and its setting and the features of special architectural or historic interest which it possesses, and to the harm to the Smithfield Conservation Area. It is concluded that other material considerations outweigh such harm.
84. The appearance of the grade I listed North Block has been compromised by the addition of the 1960s and 1970s extensions to its east and west ends. The Finance Building lacks architectural merit and its demolition would be acceptable.
85. The Bart's Health NHS Trust has indicated that the proposed site is the only suitable location for the Maggie's Centre. They have confirmed that plans are in place to secure the long term future of the North Block and that St Bartholomew's Hospital will continue to provide world class cancer services.
86. The hospital complex has been altered over time in response to clinical needs. The proposed Maggie's Centre would replace an existing extension. Its scale and physical attachment are acceptable in relation to the North Block, the Smithfield Conservation Area and the setting of surrounding listed buildings. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block including blind windows and the quoins. The scheme accords with the NPPF.
87. The proposed architectural approach represents a complimentary contrast to the adjoining building. Any harm to the significance of the heritage assets comprising the North Block and the setting of the East

Block arising from the new building and through the obscuring of a blind window would be less than substantial. The less than substantial harm is considered to be outweighed by the public benefits of a cancer care facility with associated landscaping and the revealing of currently obscured architectural elements of the North Block.

Listed Building Consent

88. Listed building consent is required for the demolition of the Finance Building and the addition of the new Maggie's Centre to the North Block. The Finance Building represents a later addition to the North Block and lacks architectural merit. Its demolition would be acceptable.
89. The Maggie's Centre would replace an existing extension. It has been designed to reveal currently obscured architectural elements of the North Block including quoins and blind windows.
90. New toilet facilities would be secured by condition in order to replace those lost through the demolition of the Finance Building.
91. On balance the proposal would not result in substantial harm to the special architectural or historic importance of the North Block and it is recommended that listed building consent is granted.

Background Papers

Internal

External

Maggie's Centre St Bartholomew's Hospital Planning Statement March 2014

Maggie's Centre, St Bartholomew's Hospital Historic Building Report dated March 2014

Maggie's Centre, St Bartholomew's Hospital Historic Environment

Assessment dated January 2013

Maggie's Centre, St Bartholomew's Hospital Design and Access Statement dated March 2014

Existing drawing numbers: L(00)002 rev. A; L(00)003

Donald Insall Submission

Drawings: 202 rev. A; 216 rev. A.

Visuals and accompanying statement from Peter Stewart dated 5th February 2014

Addendum to the Historic Environment Assessment dated 01.07.2013

03.04.2014 Letter Trevor Payne, Barts Health NHS Trust

03.04.2014 Letter DP9

13.05.2014 Letter City of London Conservation Area Advisory Committee

14.05.2014 Letter English Heritage

16.05.2014 Letter English Heritage

10.06.2014 Email David Morris, DP9

23.06.2014 Letter Stephen O'Brien

24.06.2014 Email Ian Walker, Barts Health NHS Trust

24.06.2014 Email Barts Health NHS Trust

24.06.2014 Email David Morris, DP9

25.06.2014 Email Barts Health NHS Trust

25.06.2014 Email Ian Walker, Barts Health NHS Trust

25.06.2014 Email David Morris, DP9

30.06.2014 Email David Morris, DP9

Representations:

08.05.2014 Letter Peter Morris, Barts Health NHS Trust

16.05.2014 Email Davud Fell

16.05.2014 Email Sallianne Taylor

16.05.2014 Email Selloua Chakri

16.05.2014 Email Sophia Briggs

16.05.2014 Email Jonathan Seymour

16.05.2014 Email Simon Vannuccini

16.05.2014 Email Richard Durant

18.05.2014 Email Diana Robinson

19.05.2014 Email Marcia Blakenham

19.05.2014 Email Ian Collins

19.05.2014 Email Olivia Gregory (no comments)

19.05.2014 Email Clara Weatherall

19.05.2014 Email Paul Goswell

19.05.2014 Email Matthew Brown

19.05.2014 Email Sally Hands

19.05.2014 Letter Michael Hopkins

19.05.2014 Email Birgit Neu
20.05.2014 Email Heneage Stevenson
20.05.2014 Email Rachel Henley
20.05.2014 Email Anne Oconnor
20.05.2014 Email Ed Morris
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21.05.2014 Email Paola Nicolaides
21.05.2014 Email Lord Rodney Leach of Faiford
21.05.2014 Email Tracy Jones
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21.05.2014 Email Hannah Barnard
21.05.2014 Email Susannah Pollen (no comments)
21.05.2014 Email Jeanette Marsh
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22.05.2014 Email Piers Blake
22.05.2014 Email Christine Armstrong
22.05.2014 Email Anastasia Robson (no comments)
22.05.2014 Email Omid Mojabi
22.05.2014 Email John Hemming
22.05.2014 Email Anthony Edwards (no comments)
22.05.2014 Email Matthew Smith
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23.05.2014 Email Kevin Chesters
23.05.2014 Email Lynne Dodson
23.05.2014 Email Marc Vastenavondt (neither supports nor objects)
24.05.2014 Email Kathy Pritchard – Jones
24.05.2014 Email Andrew Dodgshon
24.05.2014 Letter London Cancer
26.05.2014 Email Sara-Faye Golstein
26.05.2014 Email Wilson Kerr
27.05.2014 Email Fiona MacNeill
27.05.2014 Email Richard Lambert
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27.05.2014 Email Justine Alderwick
27.05.2014 Email Katie Raby
27.05.2014 Letter Michael Harding
27.05.2014 Email lyn Fuss (no comments)
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28.05.2014 Letter James and Anne Thomas

29.05.2014 Email Beth Hunt
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31.05.2014 Email James Emerton
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01.06.2014 Email Annelyse Allen
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17.06.2014 Letter Alain de Botton (165 letters of support)
17.06.2014 Email Lucy Williams
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17.06.2014 Email Mat Scalway
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20.06.2014 Email Sam Lipworth
20.06.2014 Email Rebecca Ladbury
20.06.2014 Email Tamsin Sargeant
20.06.2014 Letter Charlotte Campbell
20.06.2014 Letter Sam Everington and Jane Milligan, Tower Hamlets Clinical
Commissioning Group
20.06.2014 Letter William Shand
20.06.2014 Letter Suzanne Clements
20.06.2013 Letter Jennifer A Vivian
21.06.2014 Email Peter Abraham
22.06.2014 Email Margaret Sellwood
23.06.2014 Email Karen Eldridge
23.06.2014 Letter Daniel Worthington
23.06.2014 Letter P T Jennings
23.06.2014 Letter Stewart Grimshaw, The Monument Trust
23.06.2014 Letter Jayne Gould
23.06.2014 Letter Pierre Goad
24.06.2014 Letter B Barbic
24.06.2014 Letter David Sloman, Royal Free London NHS Foundation Trust
24.06.2014 Letter Sam Laidlaw
24.06.2014 Letter Ron Kerr, Guy's and St Thomas' NHS Foundation Trust
24.06.2014 Letter Linzi Roberts-Egan, Waltham Forest Council
24.06.2014 Letter Janet Lowe
24.06.2014 Email Subadhra Palasubramaniam
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26.06.2014 Letter Sir Nicholas and Lady Wright
26.06.2014 Letter F.M Lukes
26.06.2014 Letter Ruth M. Coles
27.06.2014 Email Graham Scrivener
27.06.2014 Letter Anne Marie Hughes
27.06.2014 Letter Tessa Abineri
27.06.2014 Letter Vivien Brown
27.06.2014 Letter Julie Morgan
27.06.2014 Letter Bruno Bubna Kasteliz
27.06.2014 Letter Bruno J.C.M. Currie
27.06.2014 Letter Peter Harrison
27.06.2014 Email David Prole
27.06.2014 Email Harriet Lambert
27.06.2014 Email Lesley Thompson
27.06.2014 Email Mark Barrington
27.06.2014 Letter Lawson Muncaster
28.06.2014 Email Jo Mallabar
28.06.2014 Email Matthew Smith
28.06.2014 Email Oscar Mallabar-Smith
29.06.2014 Email Deborah Laidlaw
29.06.2014 Letter Edwin Heathcote
30.06.2014 Letter Graham Cartledge
30.06.2014 Letter I.D. Ansell
30.06.2014 Letter C.E. Cobley
30.06.2014 Letter C.J. Davin
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30.06.2014 Email Alison Knapp
30.06.2014 Letter Nigel Cayzer
30.06.2014 Email Serena Helps
30.06.2014 Email Geoffrey Curran
30.06.2014 Email Susan Lepp
30.06.2014 Letter G.A. Wickham
30.06.2014 Letter John H. Shepherd
01.07.2014 Letter William Russell
01.07.2014 Letter Lily Jencks

01.07.2014 Email Carole Patey
01.07.2014 Email Gillian Heather Hackett
01.07.2014 Letter Garbers & James
01.07.2014 Letter George Robinson
01.07.2014 Letter Wendy James
01.07.2014 Email Freddy Gray
01.07.2014 Email Grania Loughnan
01.07.2014 Email Freddy Gray
02.07.2014 Letter Dilowar H. Khan
02.07.2014 Letter Glen Toms
02.07.2014 Letter Lord Palumbo
02.07.2014 Letter L.R.I. Baker
02.07.2014 Email Mary Dymond
02.07.2014 Email Sally Shearer
02.07.2014 Email C Jencks
02.07.2014 Email Luisa Alves
02.07.2014 Email Ab Rogers
02.07.2014 Letter Biba Dow
02.07.2014 Email Steve Marshall
02.07.2014 Letter Robin Woodhead
02.07.2014 Letter Sir David & Lady Bell
02.07.2014 Email Rowan Moore
02.07.2014 Email John and Cecilia Dennis
02.07.2014 Email Steve Marshall
03.06.2014 Email Rory Cullinan
03.06.2014 Letter Tim Garnham
03.06.2014 Letter Lesley Rees

Appendix A

London Plan Policies

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

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

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.6 Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

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

Policy 7.19 Development proposals should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

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

CS12 Conserve or enhance heritage assets

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

CS22 Maximise community facilities

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

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

UTIL6 Provision for waste collection

To require adequate provision within all developments for the storage, presentation for collection, and removal of waste, unless exceptional circumstances make it impractical; to encourage provision to allow for the separate storage of recyclable waste where appropriate.

SCHEDULE

APPLICATION: 14/00319/FULL

North Wing St Bartholomew's Hospital West Smithfield

Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1, 544sq.m) with ancillary roof terrace and external landscaping.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. 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 development 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: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policy of the Core Strategy: CS15.
- 3 No works shall commence until details of new toilet provision for the North Block has been submitted to and approved in writing by the Local Planning Authority. Provision shall be made for at least seven toilets to include one facility suitable for disabled people. The facilities shall be implemented in accordance with the approved details prior to the first occupation of the Maggie's Centre.
REASON: To safeguard the future of the North Block in accordance with the following policy of the Core Strategy: CS12.
- 4 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 policies of the Unitary Development Plan: ARC2, ARC3

- 5 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration including any temporary enabling works, 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 policies of the Unitary Development Plan: ARC2, ARC3.

- 6 Archaeological evaluation shall be carried out in order to compile archaeological records in accordance with a timetable and scheme of such archaeological work submitted to and approved in writing by the Local Planning Authority before any commencement of archaeological evaluation work.

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 Unitary Development Plan 2002: ARC 1.

- 7 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 external ground and upper level surfaces;
- (b) a full scale mock up panel measuring 5sq m (unless otherwise agreed in writing by the City of London) of the new glazed facade including coloured elements and panel jointing / junctions to be viewed on site ;
- (c) details of windows and doors;
- (d) details of the junction between the glazed facades of the building and ground level;
- (e) the treatment of the east facing elevation of the North Block including the blind windows, quoins and uncovered stonework;
- (f) details of all junctions between the Maggie's Centre and the east facing elevation of the North Block; and
- (g) details of the entrance canopies.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS10, CS12, ENV6.

- 8 Refuse storage and collection facilities shall:
- (a) be provided within the curtilage of the site to serve each part of the development in accordance with details which must be submitted to and approved in writing by the Local Planning Authority prior to work commencing; and
 - (b) thereafter be maintained as approved throughout the life of the building.

REASON: To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan and Core Strategy: UTIL 6, CS10, CS17.

- 9 Prior to the removal of the existing cycle racks on the site details of the proposed arrangement for the parking of 52 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The bicycle parking shall be implemented in accordance with the approved details.

REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policies of the Unitary Development Plan: TRANS22.

- 10 Details of the construction, planting irrigation and maintenance regime for the proposed green roof shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.

- 11 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 such 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 Unitary Development Plan and Core Strategy: ENV 8, ENV 9, CS10, CS15, CS19.

- 12 Details of the position and size of the green roof, the type of planting and the contribution of the green roof to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.
REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.
- 13 Unless otherwise agreed in writing by the Director of Markets and Consumer Protection 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 nearest window or facade of the nearest premises. The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation. A report demonstrating compliance with this condition must be submitted to and approved in writing by the Local Planning Authority before the plant hereby approved comes into operation.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.
- 14 The premises shall be used for the purposes of a Maggie's cancer support centre or other medical or health services and for no other purposes (including other purposes in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification).
REASON: Having regard to the special circumstances of the case and to ensure that the following policies of the Core Strategy are not prejudiced: CS12; CS22.
- 15 All work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.

- 16 The works hereby approved are only those specifically indicated on the drawing(s) referred to in conditions to this consent.
REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.
- 17 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: L(00)001; L(01)001 rev. C; L(01)004; L(01)005; L(02)001 rev. C; L(02)002 rev. B; L(02)003 rev. A; L(02)004; L(02)005 rev. D; L(03)001 rev.B; L(03)002 rev.A; L(04)001 rev. C; L(04)002 rev. B; L(04)003 rev. C; 529.D.01; 529.D.02; 529.D.03 rev. A; 529.D.04 rev. A; 529.D.05 rev.A; 529.D.SK.01; 529.D.SK.02;.529.D.SK.03
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 Core Strategy/ Unitary Development 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.