

Committee:	Date:
Planning and Transportation	24 February 2015
Subject: St Bartholomew's Hospital, West Smithfield London EC1A 7BE Application under section 73 of the Town and Country Planning Act 1990 to vary condition 17 (approved plans) of planning permission 14/00319/FULL dated 17th July 2014 to revise the design of the Maggie's Centre including extension of the footprint by 0.4 metres, extension of the lift shaft to second floor level and revised entrance design. PLEASE NOTE: This application seeks to amend the planning permission that was granted on the 17th July 2014 for the siting of a Maggie's Centre at St Bartholomew's Hospital. This letter has only been sent to those consulted on the original application for the Maggie's Centre (ref. 14/00319/FULL).	
Ward: Farringdon Without	Public For Decision
Registered No: 14/01283/FULL	Registered on: 12 January 2015
Conservation Area: Smithfield	Listed Building: No

Summary

The application relates to the grade I listed North Block within the St Bartholomew's Hospital Complex. The building is highly significant as it is one of the four principal hospital buildings designed by James Gibb. The interior is of importance as it contains the Great Hall and Staircase Hall with Hogarth paintings. The North Block currently accommodates the hospital's museum and archives and a limited number of functions.

The Finance building is attached to the eastern end of the North Block and comprises a 1960s extension that was designed to accommodate the hospital's accounts department and a bank. The building currently accommodates ancillary hospital office accommodation and toilet facilities for use in association with the North Block. It is grade I listed by virtue of association with the North Block.

The site is within the Smithfield Conservation Area and within close proximity listed buildings on the hospital site including the Church of St Bartholomew the Less (grade II), the Screen Wall and Colonnade (grade II*), the Gatehouse (grade I), the Kenton and Lucas Block (grade II), the East Block (grade I) and the West Block (grade I).

This report covers the application for planning permission, under section 73 of the Town and Country Planning Act 1990, to develop the site without complying with a condition attached to planning permission 14/00319/FULL.

The effect of the application, if granted, would be to allow a change to the design of the Maggie's Centre approved by Members on the 17th July 2014. It is proposed that the plans listed under condition 17 of the original permission would be revised so as to permit the changes to the design. An application for listed building consent is dealt with in a separate report to deal with the changes to the design of the Maggie's Centre and internal alterations to the North Block.

The applications have been submitted further to discussions between the Barts Health NHS Trust, the Maggie's Charity and the Friends of the Great Hall and Archives of St Bartholomew's Hospital. The proposed scheme facilitates both the heritage vision for the long term restoration and preservation of the North Block and the delivery of a Maggie's Centre.

The proposed works covered under this section 73 application include the following:

- Alterations to the internal layout of the Maggie's Centre.
- The formation of a shared circulatory core, containing a lift shaft and staircase, adjacent to the east elevation of the North Block. The core would serve all floors of the North Block and the Maggie's Centre.
- A 102sq.m increase in the size of the basement underneath the Maggie's Centre to accommodate new toilet facilities for the North Block and the Maggie's Centre. The facilities would replace those lost through the demolition of the Finance Building.
- A 400 mm increase in the width of the Maggie's Centre to enable the internal alterations. The width of the Maggie's Centre would be increased from 11.71 metres to 12.115 metres.
- Revisions to the design of the Maggie's entrance to facilitate access to the circulatory core and the Maggie's Centre.
- An extension to the roof of the Maggie's Centre to incorporate a lift shaft that would enable access to the second floor of the North Block. The lift shaft would protrude a maximum of 4 metres at the rear of the building.

The principle of replacing the Finance Building with a Maggie's Centre was approved under extant planning permission reference 14/00319/FULL. No material change in circumstances has arisen since the granting of this permission that would require a different decision to be made, and the key considerations in determining this application relate to the acceptability of the design revisions having particular regard to the Local Planning Authority's statutory duties, the Development Plan and the NPPF.

One letter of objection has been received to the siting of a Maggie's Centre at the eastern end of the North Block on the basis that it would harm the grade I listed building. The author of the letter contends that the approved Hopkins scheme is the preferred option for the site.

The increased width of the Maggie's Centre, the internal layout alterations and the reconfiguration of the basement would not result in any greater harm to the significance of the relevant designated heritage assets.

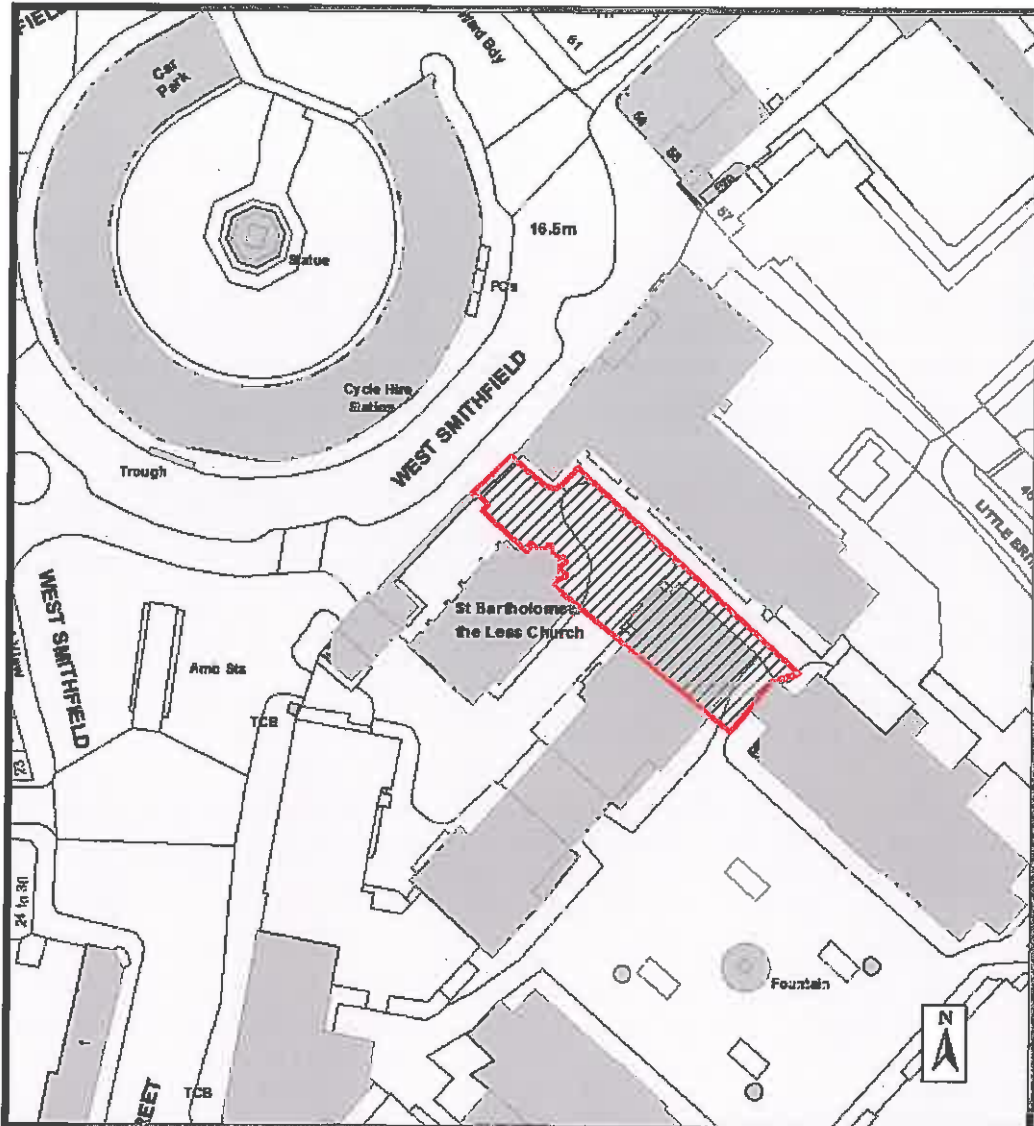
The lift shaft extension would result in less than substantial harm to the listed building and it would be outweighed by the public benefits of the proposal. The benefits include the provision of a cancer care facility on the site and improved fire escape and access arrangements for the North Block, particularly the Great Hall improving facilities for the long term future of the North Block.

The application is considered to accord with the development plan when considered as a whole.

Recommendation

That planning permission is granted under section 73 of the Town and Country Planning Act 1990 in accordance with the details set out in the attached schedule.

Site Location Plan



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ADDRESS:
St. Bartholomew's Hospital, West Smithfield

CASE No. 14/01283/FULL
14/01281/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Finance Building, View from St Bartholomew's Square



North Block, View from St Bartholomew's 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 'neo-Georgian' in style and 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 it is used for the holding of functions.
4. The site is in close proximity to a number of 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 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 the demolition of the Finance Building and its replacement with a Maggie's Centre.
 - The Friends of the Great Hall and Archive of St Bartholomew's Hospital (the Friends) objected to the 2013 Maggie's application on the basis that the future of the North Block needed to be given more careful consideration. The Friends and Hopkins architects had previously carried out studies to look at how the future of the North Block could be safeguarded. They concluded that the North Block should become a financially self-sustaining facility that could be used as a visitor attraction, a place for meetings, events and functions. In order to deliver this the Friends identified that the building needs to be restored and upgraded, particularly in respect of the following:

- Improved archive storage and museum facilities
 - Improved and regulation compliant access arrangements
 - Improved catering and cloak room facilities
 - Regulation compliant WC provision, including the provision of disabled WCs
 - Regulation compliant fire escape arrangements
 - The removal of additions that do not respect the heritage status of the North Block
6. The Friends were concerned that the proposed location of the Maggie's Centre would prejudice the ability to comprehensively address these issues, particularly at the eastern end of the North Block.
 7. At the 4th June 2013 Planning and Transportation Committee Members resolved to refuse the applications. Concerns were raised over the proposed landscaping scheme and the design of the Maggie's Centre. Members considered that there were unresolved issues particularly in respect of how the future of the North Block would be safeguarded. The applications were withdrawn by the applicant prior to the matter being brought back to committee to agree the reasons for refusal.
 8. On the 23rd December 2013 the Friends submitted applications for planning permission (13/01227/FULL) and listed building consent (13/01228/LBC) for an alternative scheme for the North Block and the Finance Building. The proposal was designed to improve the functioning and setting of the North Block having particular regard to the matters listed above. It included the demolition of the Pathology Block and Finance Building. New extensions ('bustles') containing circulatory cores were proposed at the east and west ends of the North Block along with ramps to the entrances and associated landscaping. Internally new catering, archive storage and toilet facilities would be provided. The applications were approved by Members at the 29th April 2014 Planning and Transportation Committee.
 9. On the 3rd April 2014 applications for planning permission (14/00319/FULL) and listed building consent (14/00320/LBC) were submitted for a revised Maggie's proposal (the original reports are appended for information). The Barts Health NHS Trust (the Trust), as the freeholders of the site, remained committed to the provision of a Maggie's Centre adjacent to the North Block. The siting of the Maggie's centre was revised. Further design details were provided and a landscape architect was commissioned for the landscaping strategy. Internally it was proposed that the Maggie's Centre would be self-contained (in the proposals presented in 2013 the toilets for the North Block were in the basement of the Maggie's Centre). The applications were approved at the 17th July 2014 Planning and Transportation Committee.
 10. Members considered also applications for listed building consent (14/00279/LBC) and planning permission (ref. 14/00278/FULL)

submitted by Donald Insall Associates (Insall) on behalf of the Trust, to provide toilet facilities in the North Block to replace those lost through the demolition of the Finance Building. Measures were proposed to upgrade the fire escape and access arrangements. Members approved the applications at the 17th July 2014 Planning and Transportation Committee.

11. The Friends remained concerned that the 2014 Maggie's proposals would threaten the future of the North Block. They did not consider that the Insall's scheme was sufficient to secure satisfactory toilet facilities, fire escape and access arrangements for the North Block. They maintained that the Hopkins scheme approved on the 29th April 2014 should be implemented.
12. In November 2014 the City brought representatives of the Friends, the Maggie's and the Barts Health NHS Trust together to develop a shared approach to the site. The current application has been submitted in the light of the discussions and seeks to facilitate both the heritage vision for the long term restoration and preservation of the North Block and the delivery of a Maggie's Centre.

Proposal

13. Planning permission is sought under section 73 of the Town and Country Planning Act, to develop the site without complying with a condition attached to planning permission 14/00319/FULL. The effect of the application, if granted, would be to allow a change to the design of the Maggie's Centre approved by Members on the 17th July 2014. It is proposed that the plans listed under condition 17 of the original permission would be revised so as to permit the changes to the design. It is proposed that the approved plans listed under condition 17 of the permission would be revised in order to incorporate the following changes to the scheme:
 - Alterations to the internal layout of the centre, most notably the insertion of a shared circulatory core adjacent to the east facing elevation of the North Block. The core would contain a staircase and lift shaft that would serve all floors of the North Block and the Maggie's Centre. The interior of the core would be read as being part of the North Block as it would primarily be used in conjunction with the listed building. The Maggie's Centre would have its own internal staircase and access to the lift. The staircase in the circulatory core could be used by the Maggie's Centre in the case of an emergency.
 - An extension to the roof of the Maggie's Centre at the rear of the building which would comprise a glazed lift shaft that would protrude above the approved roof line. The lift would provide access up to the second floor of the North Block and all floors of the Maggie's Centre.
 - A 400 mm increase in the width of the Maggie's Centre resulting from the reconfiguration of the internal layout.

- A revised entrance design that would incorporate access to the Maggie's Centre and the North Block.
 - An increase in the size of the basement by 102sq.m. The layout of the basement incorporates separate toilet facilities for the Maggie's Centre and the North Block.
14. All other matters would remain as previously approved.
 15. Modifications are proposed to the layout of the North Block. New openings would be formed in the east facing elevation of the listed building and the Henry VIII room. The internal changes and the revisions to the design of the Maggie's Centre are dealt with under an application for listed building consent which is before you separately (ref. 14/01281/LBC).

Consultations

16. 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.
17. English Heritage raises no objection to the proposal subject to conditions requiring:
 - A method statement for the proposed openings and associated finishes through the east wall in the first and second floor rooms above the Henry VIII Room.
 - Details and a method statement for any proposed openings and associated finishes through the east wall of the Henry VIII room at ground floor level.
 - Details and a method statement for the repair and reinstatement of original stone window features on the east gable.
18. Thames Water raises no objection to the proposal.
19. The Friends consider that the proposed amendments to the plans are acceptable to the Friends of the Great Hall and Archive of St Bartholomew's Hospital. They provide the essential requirements to sustain the future viability of the Great Hall.
20. One letter of objection has been received to the siting of a Maggie's Centre at the eastern end of the North Block on the basis that it would harm the grade I listed building. The objector contends that the approved Hopkins scheme is the preferred option for the site.

Policy Context

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

Considerations

24. The application has been submitted under section 73 of the Town and Country Planning Act. Section 73 of the Act states that:
"On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and –
 - if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
 - if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application"
25. The effect of granting a section 73 application is the issuing of a wholly new planning permission. The original permission would be unaffected.
26. 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 setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Building and Conservation Areas) Act 1990)

- 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).
27. Considerable importance and weight should be given to the desirability of preserving a listed building and/or its setting, and to the desirability of preserving or enhancing the character or appearance of a conservation area, when carrying out any balancing exercise in which harm to the significance of listed buildings or conservation areas is to be weighed against public benefits. A finding that harm would be caused to a listed building or its setting or to a conservation area gives rise to a strong presumption against planning permission being granted.
 28. The decision in respect of the approved Maggie's Centre was taken under the policies of the London Plan, Core Strategy and Unitary Development Plan then in force. The current policy documents are the London Plan and the Local Plan which was adopted in January 2015.
 29. Whilst there have been changes of detail, the principal policies remain unaltered.
 30. Chapter 12 of the NPPF is relevant in this instance as it 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.
 31. 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.
 32. At paragraph 132 the NPPF sets out that "When considering the impact of a proposed development on the significance of a designated heritage asset, 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".
 33. Paragraph 138 of the NPPF states that the "Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm

under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage site as a whole.

34. At paragraph 134 the NPPF states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use".
35. 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..'
36. 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.
37. 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.
38. The principal issues in considering this planning application are:
 - A. The extent to which the revised design complies with Government policy advice (NPPF), having particular regard to:
 - The impact of the proposal on the significance of the North Block in terms of securing its future use.
 - The impact of the revised design on the significance of identified designated and non-designated heritage assets (including consideration of the impact on the setting of listed buildings surrounding the site).
 - B. The extent to which the revised design complies with the relevant policies of the Development Plan, having particular regard to:
 - Design and heritage considerations.
 - The archaeological implications of the basement extension.
 - Planning Obligations and Community Infrastructure Levy
 - C. Whether planning permission should be granted for the development described in the revised plans now submitted, whilst taking account of the fact that the approved plans listed under condition 17 of the original planning permission for the Maggie's Centre (ref. 14/00319/FULL) is capable of implementation.

Extent to which the revised design complies with Government Policy Advice (NPPF)

Impact on the significance of the North Block in terms of securing its future use

39. Paragraph 131 of the NPPF states that "In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation". Paragraph 132 states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation".
40. The proposed alterations would facilitate a long term future for the North Block. The insertion of a circulatory core at the east end of the building would provide wheelchair access between the floors of the Maggie's Centre and would provide wheelchair access entered from the main entrance to the North Block and immediately adjacent to the Hogarth Staircase. A new spacious lift would be provided that would surpass the requirements of Part M of the building regulations.
41. The circulatory core and the external ramps (approved under Infall application reference 13/00278/FULL), would enable a wheelchair user to view the Hogarth paintings independently as there would be no requirement for assistance or the need to make prior access arrangements as at present.
42. The fire escape arrangements would be upgraded. The proposed staircase would provide a fire escape route at the eastern end of the building removing the need to use the Hogarth staircase in emergencies.
43. The toilet facilities removed in the demolition of the Finance Building would be re-provided in the basement of the Maggie's Centre for use in conjunction with the North Block. The wording of condition 3 of the original permission would be amended to secure the replacement of the toilets under this scheme. The proposal includes fully accessible facilities that meet best practice standards. Two fully accessible unisex facilities and two gender specific ambulant accessible cubicles would be provided.
44. The Trust intends to refurbish the pathology building and the pathology link extension (western end of the North Block) for use as ancillary hospital office space and a private patient unit. A planning application (ref. 14/00952/FULL) has been submitted for external works proposed in association with the conversion, including a roof extension and new entrances. The plans show that the pathology link extension would incorporate scope for archive storage and improved catering facilities for use in association with the North Block.

Impact of the revised design on the significance of the designated and non-designated heritage assets

Identification of the Heritage Assets

45. 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.
46. The designated heritage assets of relevance in the consideration of this case are:
 - The North Block – grade I listed
 - The Smithfield Conservation Area
47. As well as the setting of
 - The East Block – 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
48. The significance of the heritage assets is set out in paragraphs 47 to 51 of the original report (ref. 14/00319/FULL) which is appended for information.
49. It is acknowledged that there are a number of heritage assets in close proximity to the site. As outlined in the previously approved application the above assets are those that are most affected by the approved Maggie's scheme. It is considered that the same assets would be most affected by the current proposal.

Internal and External Alterations

50. The width of the Maggie's centre would be increased by 400mm from 11.71 metres under the approved scheme to 12.115 metres now proposed. The design of the external envelope would be adjusted to accommodate the additional width, but the overall appearance would otherwise appear predominantly unchanged below parapet level.
51. To enable the provision of independent vertical circulation between the basement and second floor of the North Block the new lift shaft would extend above the consented roof line of the Maggie's Centre. The lift and housing would be fully glazed with a sloping roof that would merge with the approved Maggie's roofline, and is designed as a simple, contemporary intervention against the Portland stone elevation of the listed building. It would be vertically aligned to a blind window in the east facing elevation of the North Block. The lift shaft would obscure

external views of the blind window which would be visible from within the proposed circulation space and fully glazed lift.

52. The south entrance under the canopy in the Maggie's Centre would be revised to accommodate an accessible lobby area for the internal entrances to the Maggie's Centre and the North Block. The alteration would not detract from or harm the North Block, the integrity of the Maggie's Centre or the conservation area.
53. The approved basement would be extended by 102sq.m and made deeper in order to facilitate the provision of replacement toilets for the North Block and a new toilet for the Maggie's Centre.

Impact on Significance

54. In the consideration of the original application for the Maggie's Centre (ref. 14/00319/FULL) it was concluded that the proposal would result in some less than substantial harm to the significance of the North Block, the Smithfield Conservation Area and the setting of the East Block. The harm was outweighed by the public benefits of the proposal including the revealing of currently obscured architectural elements of the North Block (the quoins and exposure of the east facing facade) and the provision of a cancer care facility on the site.
55. The widened Maggie's Centre would impact on the Smithfield Conservation Area and the setting of the North Block, East Wing, Kenton and Lucas Block, St Bartholomew the Less and Screen Wall. The size increase is marginal and would not affect the conclusions drawn under the original application regarding the overall scale, bulk and massing of the proposal. The Centre would still appear appropriately subservient to the North Block and the lower 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 architectural integrity of the scheme would not be affected by the width increase. The smooth curved facades would still allow the strong lines and classical detailing of the Gibbs building to maintain their prominence.
56. It was acknowledged under the original application that the Maggie's Centre would be in close proximity to the north western end of the East Block and would partially diminish the separation between the North Block and the East Block as originally intended by Gibb. The width increase would mean that the Maggie's Centre would encroach further into the setting of the East Block. The resultant harm from the widened centre is judged to be less than substantial. The North Block already has an extension and the 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.
57. Similarly to the approved proposal, the revised Maggie's Centre would impact on localised views of the hospital square in terms of the ability to read the North Block as a standalone building within Gibbs set piece. The resultant harm to the significance of the Smithfield Conservation

- Area would be less than substantial as the ability to read Gibbs set piece is currently compromised by additions to the North Block.
58. The entrance modifications would impact on the setting of the North Block and the Smithfield Conservation Area but would not cause any harm to their significance or detract from the original integrity of the design of the proposal.
 59. There would be no above ground impact the basement alterations. The works would not harm the significance of the North Block. The provision of toilet facilities in the basement of the new building is welcome as it would remove the requirement for the provision of services in the listed building.
 60. In the original proposal the roof of the Centre would have cut across a blind window that is currently exposed at second floor level. This was judged cause less than substantial harm to the listed building. The proposed lift shaft extension would completely obscure external views of the blind window and part of the east elevation.
 61. The lift shaft extension would appear as an additional element on the side of the North Block. It would be visible from and seen in the context of St Bartholomew the Less and the Screen Wall and Colonnade, and would be glimpsed in views from West Smithfield. While it would lessen the ability to appreciate the architectural features of the North Block from these locations, it in itself would not cause harm to the setting of these heritage assets.
 62. The lift shaft would cause some harm to the significance of the Grade I listed North Block by its physical attachment, external appearance and associated internal alterations. The harm is judged to be less than substantial. The lift housing would be a subservient addition to the North Block and would be distinct from the architecture of the Maggie's Centre. The detailed design of the lift shaft and its junctions with the listed building would be reserved by condition.
 63. The proposal would result in some less than substantial harm to the significance of the North Block, the Smithfield Conservation Area and the setting of the East Block. The harm is judged to be less than substantial and therefore paragraph 134 of the NPPF is applicable to this case. It is not considered that the revised proposal would result in substantial harm under paragraph 133 of the NPPF as it would not have such serious impact on the significance of the North Block, the setting of the East Block or the Conservation Area as a whole, to such a degree that the significance of the assets would be vitiated altogether or very much reduced and it would not cause the total loss of their significance.
 64. Giving considerable importance and weight to the harm to the North Block and the setting of the East Block and to the fact that greater weight should be given to the harm as the North Block is listed Grade I, it is considered that the less than substantial harm would be outweighed by the public benefit of significantly improving access to the North Block at the east end including the Great Hall, thereby sustaining

and contributing to the future viability of the important Grade I listed building as a visitor attraction and function space. The public benefit is sufficient to rebut the strong presumption against granting planning permission for a proposal which would harm the significance of a listed building. Further public benefits include the revealing of architectural features of the North Block (quoins) and the provision of a cancer care facility on the site.

Extent to which the revised design complies with the Development Plan

Heritage and Design Considerations

65. Policy 7.8 of the London Plan states that "Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."
66. Policy CS12 of the Local Plan seeks to conserve or enhance the significance of the City's heritage assets and their settings by: safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses, and preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them.
67. Policy DM12.1 of the Local Plan relates to managing change affecting all heritage assets and ensuring that the proposals sustain and enhance heritage assets, their settings and significance. Policy DM12.2 relates to development within conservation areas. It seeks to ensure that development in consideration areas is only permitted where it preserves and enhances the character or appearance of the conservation area. Policy DM12.3 relates to listed buildings and seeks to ensure that listed building consent is granted for the alteration of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.
68. Policy DM10.1 seeks to secure a high standard of design in new development that avoids harm to the townscape and public realm.
69. The proposal has been assessed in relation to the relevant heritage and design policies of the London Plan and Local Plan. The revised Maggie's Centre would appear as a complementary contrast to the architecture of the grade I listed North Block. The material and detailing of the proposed extension would harmonise with the existing Portland stone of the North Block and would relate to the Gibb's quoins. The set back and set down would ensure its scale is subservient to the listed building.
70. The lower level of the roof on the north side of the building would ensure minimal impact to the setting of surrounding heritage assets including the St Bartholomew the Less church, the Screen Wall and Colonnade and the Kenton and Lucas Block.
71. It is acknowledged that the proposal would result in some harm to the significance of the North Block and the setting of the East Block. This

harm is outweighed by the benefits of the proposal which include securing the long term future of the North Block.

72. The harm to the conservation area in terms of the ability to read the North Block as a standalone building within Gibb's set piece would be outweighed by the replacement of the Finance Building with a building of architectural merit.
73. The proposed landscaping and green roof would be welcome enhancements to the area in accordance with policies DM10.1 and DM10.2 of the Local Plan.
74. The provision of additional healthcare facilities in the City is encouraged in accordance with policy CS22 of the Local Plan.
75. On balance the proposal demonstrates substantial compliance with the relevant heritage related policies of the Development Plan. Any harm is outweighed by the benefits of the scheme.

Archaeological Implications of the Basement Alterations

76. The site is in an area of significant 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 high 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 addendum to the archaeology of the site and impact of the proposals has been submitted with the application in accordance with policy DM12.4 of the Local Plan.
77. The proposed development includes a new deeper and extended basement, within the footprint and to the east of the existing basement, a new lift pit and drainage sump. It would have a raft foundation.
78. Other groundworks are part of the consented scheme and include sheet piling to support the basement wall and shallow groundworks for the proposed landscaping.
79. 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, temporary and enabling works and to design an appropriate mitigation strategy.
80. In accordance with policy DM12.4 of the Local Plan conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation design.

Planning Obligations and Community Infrastructure Levy

81. 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 under use Class D1.
82. The development does not trigger the City's Section 106 planning obligations policy or any Mayoral Crossrail Planning Obligations as the development does involve a net increase in floorspace of more than 500 square metres and is to be used for the provision of health service.

Conclusion

83. The demolition of the Finance Building and the construction of a Maggie's Centre were approved by planning permission reference 14/00319/FULL. That permission is capable of implementation.
84. The proposal has been assessed in terms of the requirements of the NPPF. The revised proposal would result in some less than substantial harm to the significance of the North Block, the Smithfield Conservation Area and the setting of the East Block. This harm is outweighed by the public benefits of the proposal which in addition to the provision of the Maggie's Centre, include improved access to the North Block and in particular the Great Hall. The alterations would sustain the buildings future by providing upgraded access arrangements, toilet facilities and fire escape arrangements.
85. The proposals accord with the development plan when considered as a whole. Although the proposal would lead to some less than substantial harm to the significance of a Grade I listed building, the presumption against granting planning permission is outweighed by the public benefits of the scheme. Other material considerations also indicate that planning permission should be granted. Additional conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation design in respect of the new basement works.

Background Papers

Internal

External

23.12.2014 Letter DP9

Maggie's Centre, St Bartholomew's Hospital, London Design and Access Statement Rev. G, January 2015

Design and Access Statement – St Bartholomew's Hospital – North Block dated 12th December 2014

Existing Drawings: L(00)003; L(00)002

Views: L(05)001; L(05)002; L(05)003; L(05)004; L(05)005 rev. C; L(05)006 rev. C; L(05)007 rev. A; L(05)008 rev. A; L(05)009 rev. B; L(05)0010 rev. A.

21.01.2015 Email Thames Water

29.01.2015 Email DP9

29.01.2015 Letter Steven Holl Architects

Maggie's Centre St Bartholomew's Hospital London Historic Environment Assessment Addendum received on the 30th January 2015

30.01.2015 Email Peter Schmitt

02.02.2015 Letter English Heritage (as amended 10.02.2015)

02.02.2015 Emails DP9

03.02.2015 Letter Friends of the Great Hall and Archive of St Bartholomew's Hospital

04.02.2015 Letter The Society for the Protection of Ancient Buildings

Appendix A

London Plan Policies

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

Policy 3.17 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.

Relevant Local Plan Policies

CS5 Meet challenges facing North of City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and "eco design" to complement the sustainable transport infrastructure.

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.

DM10.1 New development

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

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

- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

DM10.2 Design of green roofs and walls

- 1) To encourage the installation of green roofs on all appropriate developments. On each building the maximum practicable coverage of green roof should be achieved. Extensive green roofs are preferred and their design should aim to maximise the roof's environmental benefits, including biodiversity, run-off attenuation and building insulation.
- 2) To encourage the installation of green walls in appropriate locations, and to ensure that they are satisfactorily maintained.

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.

DM12.1 Change affecting heritage assets

- 1. To sustain and enhance heritage assets, their settings and significance.
- 2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
- 3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
- 4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
- 5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.2 Development in conservation areas

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

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

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.

SCHEDULE

APPLICATION: 14/01283/FULL

St Bartholomew's Hospital, West Smithfield London

Application under section 73 of the Town and Country Planning Act 1990 to vary condition 17 (approved plans) of planning permission 14/00319/FULL dated 17th July 2014 to revise the design of the Maggie's Centre including extension of the footprint by 0.4 metres, extension of the lift shaft to second floor level and revised entrance design.

PLEASE NOTE: This application seeks to amend the planning permission that was granted on the 17th July 2014 for the siting of a Maggie's Centre at St Bartholomew's Hospital. This letter has only been sent to those consulted on the original application for the Maggie's Centre (ref. 14/00319/FULL).

CONDITIONS

- 1** The development hereby permitted shall be begun before the 17th July 2017.
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 policies of the Local Plan: DM15.6, DM15.7, DM21.3.
- 3** The basement toilet 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 Local Plan: CS12, DM12.1.

- 4 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 Local Plan: DM12.4.
- 5 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.
- 6 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.
REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policy of the Local Plan: DM12.4.
- 7 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, DM10.1; DM12.1; DM12.2.

- 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 policy of the Local Plan: DM17.1.
- 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 detail
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: DM16.3.
- 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 Local Plan: DM18.2, DM19.2.
- 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 Local Plan: DM10.1, DM19.2.

- 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 Local Plan: DM18.2, DM19.2.
- 13 (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 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. 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.
(b) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 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 policy of the Local Plan: DM10.1.

- 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 approved circulatory core, containing the lift shaft and staircase, shall be available to users of the Maggie's Centre and the North Block at all times.

REASON: To secure the future of the North Block in accordance with the following policies of the Local Plan: CS12, DM12.1.

- 18 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. H; L(01)004 rev. A; L(02)001 rev. G; L(02)002 rev. E; L(02)003 rev. D; L(02)004 rev. C; L(02)005 rev. H; L(03)001 rev. F; L(03)002 rev. A; L(03)003; L(04)001 rev. E; L(04)002 rev. E; L(04)003 rev. E; L(04)004; L(09)001; 529.D01; 529.D.02; 529.D.03 rev. A; 529.D.04 rev. A.

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 Access for people with disabilities is a material consideration in the determination of planning applications. The City of London Corporation has published design standards giving advice on access for people with disabilities and setting out the minimum standards it expects to see adopted in the City buildings. These can be obtained from the City's Access Adviser, City Planning Officer and District Surveyor. Further advice on improving access for people with disabilities can be

obtained from the City's Access Adviser. Your attention is drawn to the Disability Discrimination provisions of the Equality Act 2010 to ensure that disabled people are not significantly disadvantaged.

Service providers, etc., should make "reasonable adjustments" to facilitate access to their premises and the City asks all applicants for planning permission to ensure that physical barriers to access premises are minimised in any works carried out.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Peter Schmitt [REDACTED]
Sent: 30 January 2015 17:07
To: Hampson, Annie; Delves, Gemma
Cc: [REDACTED]
Subject: Re: Objection to Planning application 14/00952/FULL

Objection to Planning application 14/00952/FULL
Objection to Listed Building application 14/01281/LBC

ACKNOWLEDGED

Dear Ms Hampson and Ms Delves,

I would be grateful for information on the Planning application for the Pathology Block and Pathology Block Extension, which I objected to in my email dated 24 November 2014. I also requested an explanation as to why no application was required for Listed Building Consent, when Gibbs's Grade-1 Listed North Block is affected. To date I have had no notification of a Planning Committee Meeting nor any response to my query.

I have also discovered that there is a new application for Listed Building Consent (14/01281/LBC) for a new cancer care facility to be attached to the east end of Gibbs's Grade-1 Listed North Block. Currently there is Planning Consent for two schemes at the east end. I fully support the Hopkins scheme on behalf of the Friends of The Great Hall. I have objected by email on 4 July 2014 to the cancer care facility on the grounds of harm and significant damage to the Listed building (14/00319/FULL & 14/00320/LBC).

I would at this point record my OBJECTION to the new application (14/01281/LBC) for a cancer care facility on this site for all of the reasons of harm and significant damage to a Grade-1 Listed Building, as stated in my earlier email of objection, dated 4 July 2014.

I would also ask you to inform The Georgian Group and SAVE of this new application, since they are interested parties. Their views are important. They should be consulted by you in matters relating to a Grade-1 Listed 18th-century work of architecture.

I have not been able to gain access to the drawings on your website. I propose to come to the Guild Hall on Monday 2 February and would be grateful for your assistance in giving me access to the application, access and design statements and the drawings. Once I have seen the drawings, I will write again with my Objection.

Thank you and best wishes,

Peter Schmitt M-Arch BA FAAR RIBA



On Tue, Dec 2, 2014 at 10:26 AM, Peter Schmitt [REDACTED] > wrote:
Dear Ms Hampson,

I emailed to Gemma Delves on 24 November my objection to the Planning application for the Pathology Block (1906-09) and the Pathology Block Extension (1970).

I am concerned that the City of London has not given due credence to the serious reality that the Pathology Block Extension does not just abut but is also linked to the North Wing. At first floor level it is linked by a door, which serves as an alternative means of escape from the lobby outside the kitchen to the Great Hall.

It is apparent that a Listed Building application is legally required as a necessary part of the above Planning application for it to be valid. I pointed this out in my objection.

I would draw your attention to the functional and architectural matters pertaining to the North Wing and the abutting two buildings, which are linked to it. There is a Judicial Review concerning your Committee's proceedings as regards one of them.

Best wishes,

Peter Schmitt M-Arch, BA, FAAR, RIBA

Wells, Janet (Built Environment)

From: Delves, Gemma
Sent: 07 July 2014 09:02
To: DBE - PLN Support
Cc: Hassall, Pam
Subject: FW: North Wing, St Bartholomew's Hospital, West Smithfield EC1A 7BE

From: Peter Schmitt []
Sent: 04 July 2014 20:12
To: Delves, Gemma
Subject: North Wing, St Bartholomew's Hospital, West Smithfield EC1A 7BE

Dear Gemma,

Planning application submitted 3 April 2014 to demolish existing 1960s extension and to erect a three-story extension for use as a Maggie's cancer-care centre
Your reference: 14/00319/FULL and 14/00320/LBC

Statement of Objection

I am writing to register strong Objection to the resubmission of this damaging scheme by Steven Holl, which is the same milky glass block, with illuminated coloured panels, which was denied Planning Permission and Listed Building Consent quite rightly by the City of London's Planning Committee on 4 June 2013.

St Bartholomew's Hospital, as we inherit it today, was designed by James Gibbs in 1728 and 1729 and built between 1730 and 1769 in Bath stone and refaced in Portland stone by Bart's Surveyor Philip Hardwick between 1845 and 1851, accurately to Gibbs's design. Internally the North Wing is graced by a fine staircase with stunning mural paintings by William Hogarth (1736 and 1737), leading to the Great Hall. The North Wing is Gibbs's masterpiece, Listed Grade 1 and within the Smithfield Conservation Area. All four of Gibbs's blocks are harmonious Neo-Palladian architecture, free-standing (except for the misguided 1960s and 1970s extensions to the North Wing) and symmetrical, creating one of the finest Georgian Squares in London. Indeed, Bart's new Hospital by HOK respects the scale and uniform eaves level of Gibbs's blocks and steps back with architectural good manners behind the South Block so as not to disturb the serene scale of the Fountain Square. Were this Peckwater Quad (1706-11), Christchurch, Oxford, it is inconceivable that such an overweening appendage as Holl's would be allowed, much less contemplated, to destabilise the early-Palladian coherence of this Oxford Quad. It should not be permitted to happen at Barts.

I have previously Objected to the design of Holl's Maggie's centre (ref 13/00111/FULL and 13/00112?LBC) on this site. The current application is no different in substance, design or location from the previous application, which was refused Permission and withdrawn. I therefore, maintain my previous Objections and ask you to Refuse this proposal.

I have written separately in Objection to the Insall proposals (14/00278/FULL and 14/00279?LBC) for basement lavatories at the west end, including an ugly ramp at the west entrance. These are totally misguided. The circulation around the lift shaft is too tight for people to pass one another and too narrow at one point for a wheelchair to navigate. But most importantly the basement toilets are inaccessible, under law, from the Great Hall. It is a contravention of Health-and-Safety and Health-and-Hygiene legislation for members of the public to enter catering areas (kitchen and servery), which they and wheelchair users must do to pass from the Great Hall to the west-end stairs and lift in order to reach the basement lavatories. The Great Hall will lose its licence to provide food. The proposed public lavatories are unreachable, because they are located at the wrong end of the building. They are at present at the east entrance end in the Finance Building.

In addition, the proposed Maggie's extension to replace the 1960s' Finance Building will at a stroke prevent the Great Hall's essential vertical circulation and services as required by law for protected fire-escape (based on travel distances for escape in the event of fire), accessible lavatories and lifts of a size to carry people with disabilities, and large wheelchair users, who will be shut out without them. It is undeniable that the only place these can be put is at the east end where the public can and do enter the building, with the magnificent Hogarth staircase. The Hopkins scheme (13/01227/FULL and 13/01228/LBC), which was Approved unanimously by the City of London Planning Committee on 29 April 2014, provides these lifelines for the Great Hall's survival in use. Hopkins discreet, modern 'bustles' tick all the boxes. Maggie's appendage scuppers the Great Hall's lifelines and damages irreversibly the operation of the North Wing in the short term as well as in the future. The Maggie's block, as resubmitted, severs all links to the North Wing, denying existing fire escape through the jib door in the Treasurer's Room, and removing all access to existing toilets in the Finance Building, without replacing them in the basement as in the previous proposal. It is an unmitigated disaster. The reality is that Maggie's proposals occupy the same valuable turf, which will for evermore scupper the Hopkins scheme, which is faced in matching Portland stone. Maggie's holds Gibbs's *magnum opus* to ransom. It must not be allowed to catapult the North Wing into a cycle of dereliction. NHS government money can only be spent on primary health care, not on maintaining a heritage building. Repairs and maintenance are statute barred.

Furthermore, the proposed Maggie's building will be damaging to the serene setting of the Grade-1 Listed Barts Hospital. Holl is not an architect who designs buildings to be subservient, much less to play second fiddle to the Listed North Wing, as dictated in Planning policy terms. Holl will clad Maggie's in 'Okalux', which is a translucent glass material inset with coloured panels, which will glow after dark like Leicester Square or Piccadilly circus, 'literally like a beacon', as described in the original submission. Holl likes milky glass and used pale green glass to clad his Glasgow Reid-School-of-Art, which totally destabilised Mackintosh's masterpiece across the road and which has been panned in the architectural press, In Private Eye (12 June 2014) Gavin Stamp has given a flavour of how Holl regards himself as an artist, doing cutesy little sketches and saying such mawkish things as "Our proposal is like a vessel in a vessel, in the spirit of music, architecture can be a vessel of transcendence." Holl does his own thing. He likes word association, e.g. 'St Bartholomew'. He enthuses about Norman Gothic at St. Bartholomew the Great and Gregorian chant neumes notation, which he translates into coloured lozenges. He is in a Galaxy far, far away, so unaware of context as not to realise he is dealing with Neo-Palladian architecture in a stunning Georgian Square. How wide of the mark. It is Glasgow parachuted into Gibbs's Portland -stone symmetry.

Maggie's brief is domestic in size but Holl's building is much larger and aggressive, crashing needlessly into Gibbs's eaves on the east facade of the North Wing. It will also interfere with the blind first-floor windows and conceal forever the present upper facade, clearly visible above the small Finance Building, continuing Gibbs's architectural rhythm in three dimensions around the corner. The ability to comprehend the North Wing as a single free-standing rectangular block will be lost forever. Holl's appendage is clearly not designed to be subservient to the Listed building, as required in Planning Policy terms, and its assertive bulk unbalances Gibbs's carefully designed, symmetrical facade. Both the 1960s Finance Building and the 1970s Pathology Block extension should be demolished (both empty buildings) to re-establish a clear building hierarchy to the north of the Fountain Square, as intended by Gibbs, with the North Wing at the top of the hierarchy. Holl's building will incontrovertibly undermine this aim. It is notable that Holl's building neither depends on the North Wing in operational terms nor does it assist it. So the proposal must be considered unnecessarily damaging. The Maggie's centre needs be put somewhere else and the site freed up.

Considering the site as a whole reveals that there is capacity for a Maggie's centre. Linking it to the North Wing is the wrong option. There has been no feasibility study nor master plan to accompany the Maggie's application, nor justification for this particular site. For instance, there is space in the Lucas Block, the empty Pathology Block, the churchyard (as Hopkins proposal) and elsewhere. The question should be asked whether Maggie's primary objective is cancer care. It appears new build is their real priority. There is also the wider context of cancer care at Barts to consider. Gibbs's West Block was remodelled in 1999-2002, housing a MacMillan Centre, which offers cancer counselling, as does Maggie's, but clinical advice in

addition, which Maggie's does not. Is there a feasibility study at Barts to show why duplication is actually needed. It is certainly not essential on this site.

Further to my earlier emailed comments, the Insall proposals ((14/00278/FULL and 14/00279/LBC) represent a similar blinkered, *ad hoc* approach to such an important historic building. The impact of their proposed ramp and railings as access at the west entrance totally destabilises the Georgian symmetry and coherence of the North Wing and Gibbs's composition around the newly repaved and landscaped Fountain Square. Indeed, all later buildings, including the new Barts Hospital by HOK, defer to matching Portland stone in their facing material.

An alternative site for Maggie's has been explored in the master plan drawings accompanying the Approved Hopkins scheme. This demonstrates that damage to Gibbs's North Wing can be avoided. The Hopkins modern service 'bustles' for vertical circulation enable retention of Gibbs's design and are clearly subservient to the Grade-I Listed building and a brilliant resurrection of the historic setting of the Georgian Square as a whole.

In summary, it is certain that if Maggie's were permitted on this site, it will at a single stroke prevent the North Wing from becoming a self-supporting Heritage building, open to the public, with an expanded Museum and Archives, and available for a range of functions: cultural, educational and social. Importantly, the Maggie's and Insalls proposals will have a detrimental impact upon the careful proportioning of Gibbs's Neo-Palladian facade in its Georgian setting. The harm to the public realm will be irreversible. The North Wing belongs to the nation. It is entrusted to the Hospital and Barts have a duty of care to look after it.

The opportunity must not be squandered to resurrect the integrity of the North Wing according to the Approved Hopkins scheme and make it fit for service in the 21st century and beyond as a self-funding heritage venue. By occupying the same footprint as the Finance Building, which must be demolished, Holl's appendage will preclude the realisation of Hopkins scheme. It must not be allowed to be built on that site.

Yours sincerely,

Peter Schmitt M-Arch, BA, FAAR, RIBA
Chartered Architect
Member Archives Committee, Barts Health NHS Trust



ENGLISH HERITAGE

LONDON OFFICE

Ms Gemma Delves
Corporation of London
PO Box 270
Guildhall
London
EC2P 2EJ

Direct Dial: 020 7973 3774
Direct Fax: 020 7973 3792

Our ref: L00444970

2 February 2015

Dear Ms Delves

02 FEB 2015

Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010

Direction as to the Granting of Listed Building Consent

**ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD LONDON EC1A 7BE
Application No 14/01281/LBC**

<i>Applicant:</i>	Maggie Keswick Jencks Cancer Caring Centres Trust
<i>Grade of building(s):</i>	I
<i>Proposed works:</i>	Demolition of a 1960s extension to the building and the restoration of the existing original flank facade. Erection of a three storey building for use as a cancer care facility with ancillary roof terrace and external landscaping. Formation of new internal openings between the North Block and the new cancer care facility.
<i>Drawing numbers:</i>	L(00)000-003; L(01)001; L(01)004; L(02)001-005; L(03)001-003; L(04)001-004; L(05)001-010
<i>Other Documentation:</i>	

<i>Date of application:</i>	23 December 2014
<i>Date of referral by Council:</i>	20 January 2015
<i>Date received by English Heritage:</i>	23 January 2015
<i>Date referred to CLG:</i>	2 February 2015

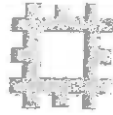


If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST
Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



ENGLISH HERITAGE

LONDON OFFICE

Your Council is also directed not to approve the matters of detail to be submitted in pursuance of the Conditions set out below) without first submitting these to and obtaining the approval in writing of English Heritage.

Yours sincerely



Michael Dunn

Principal Inspector of Historic Buildings and Areas

E-mail: michael.dunn@english-heritage.org.uk

NB: This direction is not valid unless appropriately endorsed by the Secretary of State



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

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ENGLISH HERITAGE

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Schedule of Conditions

Address: **ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD LONDON EC1A 7BE**

Our refs: L00444970
EH file number: LRS

Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- a. Details and a method statement for the proposed openings and associated finishes through the north wall in the first and second floor rooms above the Henry VIII Room.
- b. Details and a method statement for the repair or reinstatement of original stone window features on the north gable.



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14/01281/LBC

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

Chairman: Sir Marcus Setchell, KCVO
Vice-Chairman: Professor Gerald Libby

Ground Floor
12 Cock Lane
London
EC1A 9BU
info@thegreathallatbarts.org.uk
www.bartsgreathall.com

Gemma Delves
Dept. of Built Environment
City of London
POBox 270
Guildhall
London EC2P 2EJ

3 February 2015

Dear Gemma,

I have now reviewed the revised drawings submitted under the S73 Application of Planning Application [REDACTED], following the Settlement Agreement of 3rd December 2014.

I am writing to confirm that these amendments to the plans for the east end of the North Wing, allowing the essential requirements for the future viability of the Great Hall (Fire safety escape, access for people with disability, lift to all floors, and toilet facilities) are now acceptable to myself and the Committee of the Friends of the Great Hall and Archive of St. Bartholomew's Hospital.

Yours sincerely,

[REDACTED]

Sir Marcus Setchell, KCVO, FRCS, FRCOG
Chairman

Patrons: Joanna David, Edward Fox, David McAlpine, Dame Lesley Rees, Luke Rittner, Charles Saumarez Smith, Lady (Vera) Wright

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

14/01281

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
37 Spital Square London E1 6DY Telephone 020 7377 1644 info@spab.org.uk



Ms Gemma Davies
Development Management
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

4th February 2015

Our ref. SPAB/SC/PJ/15/30101
Your ref. 14/01281/LBC

Dear Ms Davies

St Bartholomew's Hospital, West Smithfield, London EC1 7BE

Thank you for sending the Society details of this application for the demolition and replacement of an existing extension. It seems that the existing extension dates from the 1960s and we accept that it is deemed to be of little architectural interest. We note that the proposed replacement is an uncompromisingly modern building, which will stand in complete contrast to the North Block to which is to be attached. Given that the SPAB supports good new design we have no objection to this approach. However, it is important that the proposed building is able to complement the robustness of the North Block so we are a little concerned that, as currently presented, the materiality of the proposed new building is not sufficiently demonstrated. In our view the detailing of the new envelope will be critical to the success of the design.

We are also concerned about the translation of the conceptual 'wrap' of the enclosing envelope and its practical expression where it touches and weathers against the end elevation of the North Block. We therefore suggest that the junction between the proposed new extension and the North Block will need to be very carefully considered, particularly as it involves work to the existing façade and some new openings. These issues are helpfully set out in the comments made by English Heritage, which we fully endorse.

We trust that our comments are helpful to you. Please let us know the outcome of this application in due course.

Yours sincerely

A rectangular area where the signature of Sara Crofts has been redacted with a grey box.

Sara Crofts BArch(Hons) MSc IHBC FRSA
Deputy Director / Head of Casework

Email: casework@spab.org.uk

From: Peter Schmitt [REDACTED]
Date: Wed, Feb 11, 2015 at 4:57 PM
Subject: Maggie's Centre Revisions, St Bartholomew's Hospital (ref 14/01281/LBC and 14/01283/FULL)
To: "Delves, Gemma"

Dear Gemma,

Ref. Application under Section 73 to make modifications to the Maggie's Centre granted Approval on 17th July 2014, including internal modifications to lift, stair and toilets and external modifications to extend the Centre by 400mm.

My email of Objection dated 30 January 2015

Your email of reply dated 6 February 2015

Your reference: 14/01281/LBC and 14/01283/FULL

Statement of Objection

I am writing to reiterate my objection to the design by Steven Holl, which has been resubmitted for the third time but in the identical fluorescent glass envelope, which remains an aesthetic disgrace to the Smithfield Conservation Area and causes substantial harm to the neighbouring Listed buildings, in particular, James Gibbs's Grade-1 Listed North Wing.

I have looked at the contents of your email of 6 February 2015 and understand from the attached Joint Media Statement, dated 4 December 2014, that agreement has been reached to incorporate the functional essentials of lift, stair and toilets within the Maggie's Centre at the east end of the North Wing, which will enable the Great Hall 'to survive and flourish', according to the joint wording. The amended plans bear this out, having to increase the width of the new extension by 400mm. Laura Lee of Maggie's is quoted as saying "I am absolutely delighted that we have found a solution that works for all parties..." She it was who failed to grasp the intrusion of Holl's design from the outset.

But does it really work? And at what cost? In truth, the 'joint' solution is only half a solution. One would never fathom by looking at Holl's elevations that there had been any functional changes inside. Holl's appendage, even larger now, is still faced in milky glass, with illuminated coloured panels, more plausible in Leicester Square or Piccadilly Circus. It is his glass extension replicated from the Glasgow School of Art by Mackintosh parachuted into the harmonious Neo-Palladian architecture in Portland stone in this Conservation Area, of which Gibbs's North Wing is the centrepiece, overwhelming its classical proportions and beauty. Apart from internal adjustments of layout, it is no different in substance, design or location from the previous two applications.

The Georgian Group reiterated its objection then and now. I quote the following from their letter to you dated 1 July 2014:

"The Group maintains that the proposed Maggie's centre will be damaging to the setting of the Grade I Listed hospital. The proposed building is clearly not designed to be subservient to the Listed building, as

required in planning policy terms, and further unbalances Gibbs's carefully designed, symmetrical facade. The PPS5 Planning Practice Guide, which remains a material consideration in the absence of new guidance, states:

"The main issues to consider in proposals for additions to heritage assets, including new development in Conservation Areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset of its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate." (Para.178)

In design terms, I would ask the Planning Committee to grasp the nettle and and steer away from the vainglorious excess of 'signature' architecture. Use the demolition of the 1960s Finance Block to begin the process of making the 1730-32 North Wing freestanding, as it was designed to be by James Gibbs, gracing one of the finest Georgian Squares in London. Gibbs's detached blocks surrounding the Fountain Square were modelled on his Fellows Building at King's College, Cambridge, which Simon Bradley dubs in his just published The Buildings of England: Cambridgeshire, "*by some distance the greatest collegiate building of 18th-century Cambridge.*"

The understated Hopkins scheme (13/01227/FULL and 13/01228/LBC) ticks all the boxes. It was unanimously Approved by your Committee on 29 April 2014. Its service bustles re-establish a clear building hierarchy to the north of the site - with Gibbs's elegant North Wing at the top of the hierarchy, as an elegant standalone block.

Planning decisions, as planning policy, should be conducted 'as if beauty matters' to quote Oliver Letwin, shadow environment secretary in 2005. The potential aesthetic damage to the nation's heritage is substantial. It will be irreversible. All in the name of Maggie's care and an American trophy architect, who comes from a wholly different culture. But a Macmillan cancer care centre is within spitting distance, housed in Gibbs's West Block, doing precisely the same cancer care counselling, and with clinical care to boot - but quietly performing a respected service without drawing attention to itself, as its reputation goes before it. Its own understated presence acts in itself as a support for cancer patients and their families.

There is a failure of good manners here and traditional architectural courtesy, where the best of modern design has its place, but not when it insults an acknowledged mastery of Georgian perfection in this garish, incongruous, and overweening parvenu, thrusting its presence into the calm and gracious conceit of Gibbs's masterpiece, without rhyme or reason beyond self indulgence. It is the wrong building in the wrong place. There is still time for the Planning Committee to be true to its function as an aesthetic arbiter on a site of historic value to the nation. And I appeal to Committee Members as individual voices of conscience and discernment to refuse this application, which remains in visual terms the same gross error of design and siting that it has been from its inception.

Best wishes,
Peter Schmitt M-Arch, BA, FAAR, RIBA
Chartered Architect
Member of Archives Committee, Barts Health NHS Trust

address: 12 Lydon Road, London SW4 0HW

Committee:	Date:
Planning and Transportation	17 July 2014
Subject:	
<p>North Wing St Bartholomew's Hospital West Smithfield London</p> <p>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.</p>	
Ward: Farringdon Without	Public For Decision
Registered No: 14/00319/FULL	Registered on: 3 April 2014
Conservation Area: Smithfield	Listed Building: Grade I
<u>Summary</u>	
<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>	

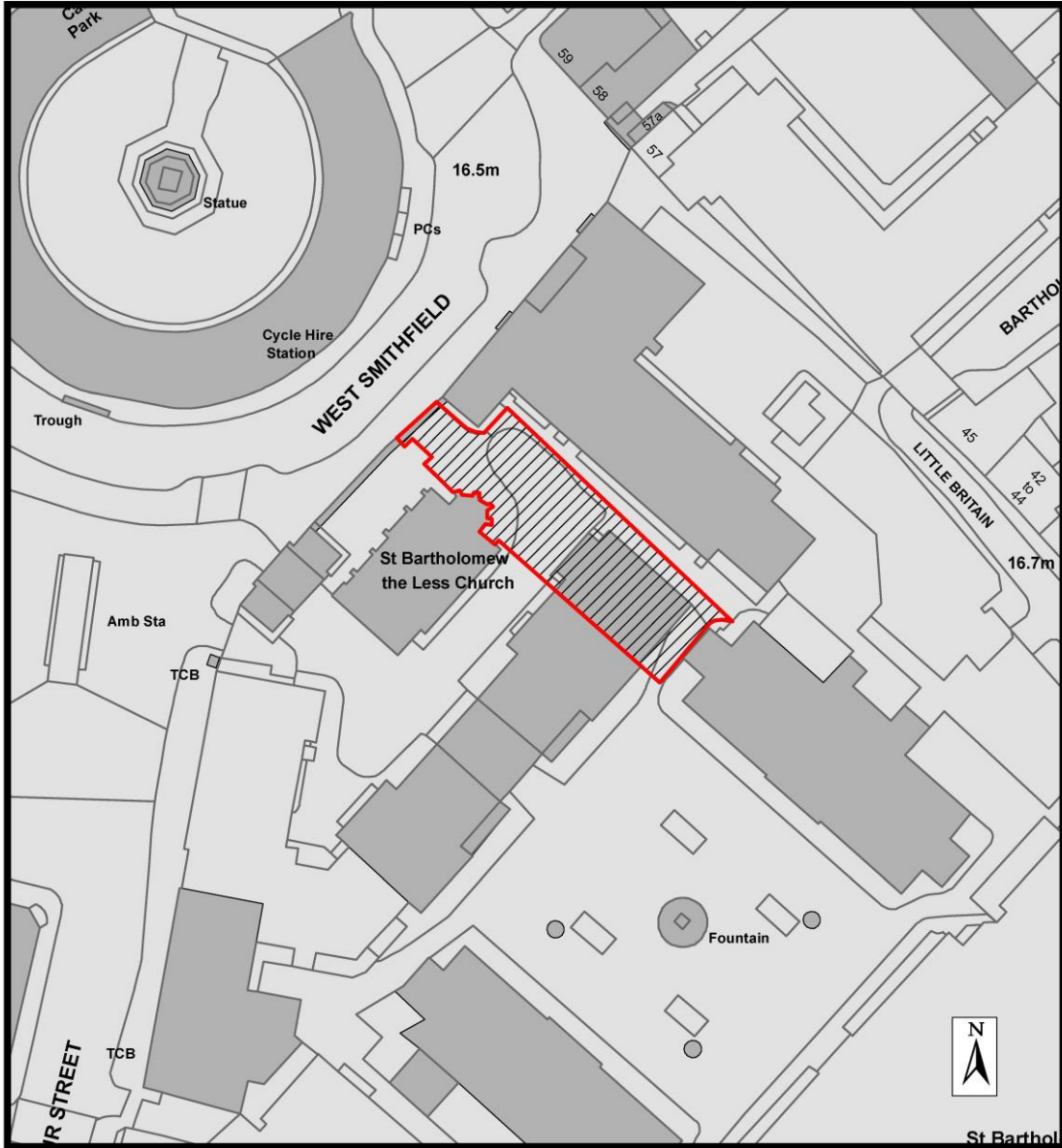
architectural features of the North Block.

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
20.05.2014 Email Rory Robinson
20.05.2014 Email Emma Parry
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21.05.2014 Email Paola Nicolaidis
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21.05.2014 Email Tracy Jones
21.05.2014 Email Claire Twohill
21.05.2014 Email Richard Hillier
21.05.2014 Email Diane Sampson
21.05.2014 Email Tom Eeles
21.05.2014 Email Eduardo Beltrao
21.05.2014 Email Katie Wood
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21.05.2014 Email Nicholas Wood
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21.05.2014 Email Thalia Wirth
21.05.2014 Email Lei Thompson
21.05.2014 Email Phoebe Campbell
21.05.2014 Email Jessica Sims
21.05.2014 Email Laura Greene
21.05.2014 Email Natalie Iddles
21.05.2014 Email Eleanor Evans
21.05.2014 Email Alexander Evans
21.05.2014 Email Hannah Barnard
21.05.2014 Email Susannah Pollen (no comments)
21.05.2014 Email Jeanette Marsh
22.05.2014 Email Geraldine Anselme
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
22.05.2014 Email Andrea Guy
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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
27.05.2014 Email Rebecca Stephenson
27.05.2014 Email Jon Stephenson
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 Email Michael Swash
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28.05.2014 Email Catherine Cunningham
28.05.2014 Email Dilys Stinson
28.05.2014 Letter James and Anne Thomas

29.05.2014 Email Beth Hunt
29.05.2014 Email Panos Papas
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30.05.2014 Email Lee-Ann Aldridge
30.05.2014 Email Mark Graver
31.05.2014 Email James Emerton
31.05.2014 Email Edna Reynolds
31/05.2014 Email David Hoffman
01.06.2014 Email Annelyse Allen
01.06.2014 Email Nicole Bellamy
01.06.2014 Email Richard Daver
01.06.2014 Email Julie Daver
01.06.2014 Email Hattie Ellis
02.06.2014 Email Frances Robinson
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13.06.2014 Email Ruth Sillitoe
13.06.2014 Email Fiona Bradley
13.06.2014 Email Christopher Smith
13.06.2014 Letter R S O Rees
13.06.2014 Letter Aman Dalvi, Tower Hamlets Council
13.06.2014 Letter Matthew Hopkins
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14.06.2014 Email Peter Harris
14.06.2014 Email Michael Swash
14.06.2014 Email Paul Kelly
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15.06.2014 Email Tim Clement-Jones
15.06.2014 Email Merryl Lawrenson
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16.06.2014 Letter J A W Webb
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16.06.2014 Email Moira Doherty
16.06.2014 Email Georgina McIlwraith
16.06.2014 Email Amanda Oliver
16.06.2014 Email Stephen Flatt
17.06.2014 Letter Alain de Botton (165 letters of support)
17.06.2014 Email Lucy Williams
17.06.2014 Email Suzanne Clements
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17.06.2014 Email Mat Scalway
17.06.2014 Email Sarah Gill
17.06.2014 Email Tim Melville-Ross
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18.06.2014 Email Cordelia Galgut
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18.06.2014 Letter Jan Olavsson
18.06.2014 Letter Kevin Harrison
18.06.2014 Letter Ronald M. Bezubka
18.06.2014 Letter Siddikesv Rahuman
18.06.2014 Letter Susannah Appleyard
18.06.2014 Letter I. Marmorstein
18.06.2014 Letter Marilyn Kasserer
18.06.2014 Letter John Hall
18.06.2014 Letter Maryan Mahamad
18.06.2014 Letter Jessica Dickie
18.06.2014 Letter Ahmed Izmeth
18.06.2014 Letter Linda Small
18.06.2014 Letter Eamon Scott
18.06.2014 Letter Alison Thompson
18.06.2014 Letter Nikki Young
18.06.2014 Letter Kristina Wilton
18.06.2014 Letter Shamzah Araf
18.06.2014 Letter Maresa Farrell

18.06.2014 Letter Sally Lyons
18.06.2014 Letter Louise Pratt
18.06.2014 Letter Emily Hendon
18.06.2014 Letter Lual Rigby
18.06.2014 Letter Henry John Wray
19.06.2014 Email Amelia Inwood
19.06.2014 Email Paola Domizio
19.06.2014 Email Robin Simon
19.06.2014 Email Claire Meadows
19.06.2014 Letter Agnieszka Debska
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
24.06.2014 Email Judith Potts
24.06.2014 Email Rebecca Hicks
24.06.2014 Email Anne Purvis
24.06.2014 Email Nicholas Wright
24.06.2014 Email Sarah Pearson
24.06.2014 Email Gavin Chambers
24.06.2014 Email Sarah Wenham
24.06.2014 Email Caroline Foottit
24.06.2014 Email Ruth Fowler
24.06.2014 Email Angel Tiebas
24.06.2014 Email Sheryl Smith
24.06.2014 Email Richard Larkin
24.06.2014 Email Natalie Blyth
24.06.2014 Email Neil Hartman
24.06.2014 Email Lisa Steele
25.06.2014 Letter Carole Barbic

25.06.2014 Letter Thomas Hendars
25.06.2014 Letter Rowena Symonds
25.06.2014 Letter Ruth White
25.06.2014 Letter Jamie Ritblat
25.05.2014 Email S Crocker
25.06.2014 Email Julia Erskine-Naylor
25.06.2014 Email Jackie Roe
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
30.06.2014 Letter Alun Jones
30.06.2014 Letter Alan Pert
30.06.2014 Letter Chris Wilkinson
30.06.2014 Letter Daniel Libeskind
30.06.2014 Letter Rosemary Campbell
30.06.2014 Letter Stephen Down
30.06.2014 Letter Richard Rogers
30.06.2014 Letter Ricky Burdett
30.06.2014 Email Aki Olver
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.