



Our ref: J042514- Guy's Surgical Lounge

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To whom it may concern,

GUY'S HOSPITAL, GREAT MAZE POND, LONDON, SE1 9RT
FULL PLANNING APPLICATION FOR THE INSTALLATION OF 1 NO. AIR HANDLING UNIT AND 1 NO.
GRP UNIT TO SUPPORT A NEW ADMISSIONS LOUNGE

This planning supporting statement has been prepared on behalf of Guy's and St Thomas' NHS Foundation Trust in respect of the installation of additional plant (Air Handling Units and GRP unit) on the Boiler House roof at Guy's Hospital, Great Maze Pond, London, SE1 9RT (hereafter referred to as 'the site').

The Site

The application is located within Guy's Hospital campus, under the jurisdiction of London Borough of Southwark. The site bounded to the north by vacant hospital land subject to Planning Permission 20/AP/3101 for a new 8 storey hospital building; east by Tower Wing; south by Guy's Hospitals main entrance; and west by Great Maze Pond. The area surrounding the site is characterised by healthcare uses (C2), within the St Thomas' Hospital Campus. There is also some surrounding education use (F1(a) use (formerly D1 use prior to the Use Class changes from September 2020)) for Kings College London within the Hospital Campus.

The site is currently designated within the Southwark Adopted Policies Map (2016) as being within:

- London Bridge District Town Centre
- Bankside, Borough, London Bridge Strategic Cultural Areas
- Bankside, Borough and London Bridge Opportunity Area
- Borough, Bermondsey and Rivers Archaeological Priority Zone
- Central Activity Zone
- Air Quality Management Area

The site is located within Flood Zone 3 but benefits from flood defences. Land and property in this flood zone would have a high probability of flooding without the local flood defences. There are no trees within the proposal site.

The site is not within a Conservation Area however Borough High Street Conservation Area lies 10m to the west of the site. There are no Listed Buildings on the application site. However, several Listed Buildings are located within close proximity to the site, including:

- Guy's Hospital War Memorial- Grade II

- Guy's Hospital Main Building (including Wings and Chapel)- Grade II*
- Alcove from Old London Bridge in Inner Quadrangle of Guys Hospital- Grade II
- Statue of Thomas Guy in Courtyard of Guys Hospital- Grade II
- Gates, Gate Piers and Street Railings to Guy's Hospital- Grade II

The Proposal

The Trust is seeking permanent permission for the installation of additional plant including 1 no. air handling unit and 1 no. GRP unit/ enclosure to support the Guy's Surgical Admissions Lounge to service the existing theatres department at the first floor of Tower Wing. The new plant will be located on the roof level of the Boiler House, which is located to the north of the Hospital's main entrance.

Given that the proposed works comprise external modifications to existing hospital buildings only, no change of use is associated with the proposal.

The proposed description of development is:

'Full planning application for the construction of a roof top plant platform and associated plant facilities including the installation of 1 no. air handling unit and 1 no. GRP unit to support a new surgical admissions lounge'

The proposal has been designed with the same high-quality ethos by the Trust for all new proposals on site. The new plant facilities will be constructed of proprietary equipment over a galvanised steel frame structure, supported from the existing boiler house steel frame and concrete up stand.

The existing landscape, trees, highways and parking on the surrounding hospital campus will be unaffected by this proposal.

Pre-Application Consultation

Taking into account the scale of the proposal and previous planning history, the Applicant has not carried out pre-application consultation with the Local Planning Authority.

Selected Relevant Planning History

The planning history listed below is based on an online planning search conducted via the Council's online planning tool.

Application Site History

- **09/AP/0832-** Installation of Air Handling Unit to flat roof adjacent to Guy's Tower/Boiler House, with duct work dropping into boiler house on west elevation to feed new operating theatre- Granted 07/04/2011

Surrounding Guy's Hospital campus

- **20/AP/3101-** Construction of a new 8 storey hospital building (C2), alterations to existing access arrangements and public realm works. - Resolution to Grant by Planning Committee
- **17/AP/1039-** Construction of a first-floor extension to accommodate a Theatre and Recovery Suite, and associated second floor plant room (C2 Use Class)- Approved 14/07/2017

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies contained within the Statutory Development Plan unless material considerations indicate otherwise. The Development Plan for London Borough of Southwark comprises:

- Southwark Core Strategy (2011)
- 'Saved' Policies from the Southwark Plan (2007); and
- The London Plan (2021).

The Revised National Planning Policy Framework ('NPPF') (2021) alongside the draft New Southwark Plan (2020) are relevant material considerations, as are other development plan supplementary planning documents (SPD).

Principle of Health Care Use

Planning policy at all levels (national, regional and local) supports the retention and improvement of existing health care facilities. London Plan Policy S2 (Health and social care facilities) states that development proposals that support the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported.

The proposal supports and enhances healthcare provision and has been located appropriately, with due consideration to scale and minimising adverse effects on the surrounding hospital campus and neighbours. Accordingly, the principle of development is considered acceptable when assessed against national, regional and local planning policy.

Development affecting Heritage Assets

London Plan Policy HC1(c) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Core Strategy Strategic Objective 2F (Conserve and Protect Historic and Natural Places) states that Southwark's heritage assets and wider historic environment will be conserved and enhanced.

Southwark Local Plan Policy 3.15 (Conservation of Historic Environment) states that development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas.

The site is not within a Conservation Area however Borough High Street Conservation Area lies 10m to the west of the site. There are no Listed Buildings on the application site. However, several Listed Buildings are located within close proximity to the site.

The proposed development is not considered to adversely affect any Listed Building, heritage buildings, monuments or the Conservation Area. The proposal does not block the principle facade or prevent visual appreciation of any heritage building or monument from any protected vistas in the London View Management Framework. Overall, the proposal is considered to have no adverse heritage harm.

Please refer to the Design and Access Statement prepared by LSI Architects for detailed information.

Amenity Impacts on Surrounding Uses

Southwark Plan Policy 3.2 (Protection of Amenity) states that planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

The proposal has been carefully designed to mitigate impacts off site, including the surrounding Guy's Hospital campus. The installation of the new plant facilities will not exceed acceptable levels of noise and therefore will not adversely impact the amenity of surrounding uses. In addition, there are no off-site parties likely to be adversely affected by noise associated with the proposal.

Please refer to Noise Assessment prepared by Noico Noise Control for detailed information.

Air

Southwark Plan Policy 3.6 (Air Quality) states that planning permission will not be granted for development that would lead to a reduction in air quality.

Paragraph 181 of the Revised NPPF (2019) states that Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

The proposed development is located within an Air Quality Management Area. Air Quality Impact has been assessed and will not be adversely affected as part of the proposal. The ventilation plant is connected to the existing building infrastructure and will not produce NOX emissions. The air exhausting from the plant is filtered and will not add particulate dust to the environment, therefore in accordance with policy.

Please refer to Mechanical Services Technical Note prepared by Bianco Sale Ltd for detailed information.

Protection of Strategic Views

London Plan Policy 7.11 (London View Management Framework) states that the Mayor has designated a list of strategic views that he will keep under review. These views are seen from places that are publicly accessible and well used. They include significant buildings or urban landscapes that help to define London at a strategic level. These views represent at least one of the following categories: panoramas across substantial parts of London; views from an urban space of a building or group of buildings within a townscape setting (including narrow, linear views to a defined object); or broad prospects along the river Thames. Development will be assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view.

London Plan Policy 7.12 (Implementing the London View Management Framework Assessment) states that new development should not harm, and where possible should make a positive contribution to, the characteristics and composition of the strategic views and their landmark elements. It should also preserve or enhance viewers' ability to recognise and to appreciate strategically important landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places.

Further states that development proposals in the background of a view should give context to landmarks and not harm the composition of the view as a whole.

Where there is a Protected Vista: a. development that exceeds the threshold height of a Landmark Viewing Corridor should be refused; b. development in the Wider Setting Consultation Area should form an attractive element in its own right and preserve or enhance the viewer's ability to recognise and to appreciate the Strategically Important Landmark. It should not cause a canyon effect around the Landmark Viewing Corridor; and c. development in the foreground of the Wider Setting Consultation Area should not detract from the prominence of the Strategically Important Landmark in this part of the view. In complying with the above new development should not cause negative or undesirable local urban design outcomes.

The new plant equipment has been carefully positioned and is not tall enough to negatively impact or detract any protected views within the London View Management Framework. The proposal will not block or detrimentally affect the appreciation of any heritage building or monument from any protected vistas and will have no impact on the locally identified views.

Flood Risk

Strategy Policy 13 (High Environmental Standards) states development will be allowed to occur in the protected Thames flood zone as long as it is designed to be safe and resilient to flooding and meets the Exceptions Test. It also states that developments will be required to help reduce flood risk by reducing water

runoff, using sustainable urban drainage systems and avoiding the paving over of gardens and creation of hard standing areas.

The site is located within Flood Zone 3. The risk of flooding from fluvial sources is mitigated by the presence of flood defences in 'good' condition. The proposal will not increase flood risk within the application site or any adjacent sites. Given the proposal does not increase floorspace, a Flood Risk Assessment is not considered necessary in this instance.

Conclusion

Planning decisions on applications are made by assessing how proposals accord with the development plan and material considerations. This planning supporting statement has assessed the proposals for the installation of additional plant (including an air handling unit and GRP unit) located on the Boiler House roof at Guy's Hospital. Overall, the proposal has demonstrated to be in accordance with the development plan.

Approval of this application will allow the Trust to meet existing healthcare requirements and promote future modernisation of the hospital campus. The works are considered to be minimal, and no material considerations have been identified that should result in the proposal not being supported, as a result, it is recommended for approval in accordance with the development plan and to assist in meeting the existing and future healthcare needs of patients in Southwark and wider London.

The applicable Statutory Planning Fee has been paid online today via the planning portal.

Please contact me at this office if you have any queries.

Yours sincerely



Anna Blackwell

Senior Planner

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cc.

1. Heather Shakeshaft (GSTT)
2. Eddison Alexander (GSTT)
3. Ben Stalham (GL Hearn)

Enc.

1. Application Form
2. CIL Form 07-09-2021
3. 4439-Air Handling Unit Schedule
4. 4439-DX Condenser Schedule
5. 20288 Design and Access Statement Rev A
6. 20288-LSI-AAA-01-DR-A-1170-S2-P02 Site Location Plan
7. 20288-LSI-AAA-01-DR-A-1175-S2-P02 Block Plan – Existing
8. 20288-LSI-AAA-01-DR-A-1176-S2-P02 Block Plan – Proposed
9. 20288-LSI-AAA-01-DR-A-1200-S2-P02 Existing General Arrangement Plan
10. 20288-LSI-AAA-01-DR-A-1250-S2-P02 Existing Elevations
11. 20288-LSI-AAA-01-DR-A-1300-S2-P02 Proposed General Arrangement Plan
12. 20288-LSI-AAA-01-DR-A-1350-S2-P02 Proposed Elevations
13. 20288-LSI-AAA-01-DR-A-1370-S2-P03 Existing and Proposed Section AA
14. A04439-02-GA-50-001_C-A0- Proposed Plant Layout

15. A4439-ME-TN-001_A- Ventilation Extraction Air Quality and Acoustic Matters Technical Note
16. Environmental Noise Survey and Plant Noise Assessment Report - Guys Hospital - issue 1