



Planning and Transportation Committee

Date: TUESDAY, 29 APRIL 2014

Time: 11.00am

Venue: LIVERY HALL

Members:

Deputy Michael Welbank (Chairman)	Gregory Jones QC
Oliver Lodge (Deputy Chairman)	Deputy Henry Jones
Randall Anderson	Deputy Keith Knowles
Alex Bain-Stewart	Alderman Professor Michael Mainelli
David Bradshaw	Paul Martinelli
Deputy John Chapman	Brian Mooney
Dennis Cotgrove	Sylvia Moys
Revd Dr Martin Dudley	Deputy John Owen-Ward
Peter Dunphy	Alderman Dr Andrew Parmley
Sophie Fernandes	Ann Pembroke
John Fletcher	Deputy Henry Pollard
Marianne Fredericks	Chris Punter
Deputy Bill Fraser	Jeremy Simons
Alderman John Garbutt	Tom Sleigh
George Gillon (Chief Commoner)	Graeme Smith
Alderman David Graves	Patrick Streeter
Christopher Hayward	Deputy James Thomson
Michael Hudson	

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Lunch will be served in Guildhall Club at 1PM

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the public minutes and summary of the meeting held on 8 April 2014.

For Decision
(Pages 1 - 6)
4. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**
Report of the Chief Planning Officer relative to development and advertisement applications dealt with under delegated authority.

For Information
(Pages 7 - 18)
5. **REPORTS RELATIVE TO PLANNING APPLICATIONS**
 - a) **North Wing St Bartholomew's Hospital West Smithfield, London**

For Decision
(Pages 19 - 178)
 - b) **Listed Building Consent - North Wing St Bartholomew's Hospital West Smithfield, London**

For Decision
(Pages 179 - 188)
6. **FENCHURCH STREET - COMPULSORY PURCHASE**
Joint report of the Chief Planning Officer and Comptroller and City Solicitor.

For Decision
(Pages 189 - 208)
7. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
8. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
9. **EXCLUSION OF THE PUBLIC**
MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

Part 2 - Non-public Agenda

10. **FENCHURCH STREET - COMPULSORY PURCHASE**

Joint report of the Chief Planning Officer and Comptroller and City Solicitor.

For Decision
(Pages 209 - 210)

11. **TERM CONSULTANCY SERVICES FOR THE INSPECTION AND MANAGEMENT OF HIGHWAY STRUCTURES - TENDER REPORT**

Report of the City Surveyor.

For Decision
(Pages 211 - 230)

12. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

Any drawings and details of materials submitted for approval will be available for inspection by Members in the Livery Hall from Approximately 9:30 a.m.

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PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 8 April 2014

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 1.45pm

Present

Members:

Deputy Michael Welbank (Chairman)	Deputy Henry Jones
Randall Anderson	Alderman Professor Michael Mainelli
David Bradshaw	Sylvia Moys
Deputy John Chapman	Ann Pembroke
Dennis Cotgrove	Deputy Henry Pollard
Revd Dr Martin Dudley	Jeremy Simons
Marianne Fredericks	Tom Sleigh
Alderman John Garbutt	Patrick Streeter
George Gillon (Chief Commoner)	Deputy James Thomson
Michael Hudson	

Officers:

Katie Odling	- Town Clerk's Department
Deborah Cluett	- Comptroller and City Solicitor's Department
Philip Everett	- Director of the Built Environment
Annie Hampson	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Iain Simmons	- Department of the Built Environment
David Stothard	- Department of the Built Environment
Elisabeth Hannah	- Department of the Built Environment
Alison Hurley	- City Surveyor's Department

1. APOLOGIES

Apologies for absence were received from the Deputy Chairman Oliver Lodge, Peter Dunphy, Sophie Fernandes, John Fletcher, Alderman David Graves, Christopher Hayward, Gregory Jones, QC, Paul Martinelli, Brian Mooney, Deputy John Owen-Ward, Chris Punter and Graeme Smith.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

Deputy James Thomson declared a non-pecuniary interest in respect of items 5b and 5b as a Livery man of the Grocers Company.

3. MINUTES

3.1 To agree the minutes of the last meeting held on 18 March 2014

RESOLVED – That the Minutes of the meeting held on 18 March 2014, be approved.

3.2 To receive the minutes of the Streets and Walkways Sub Committee meeting held on 10 March 2014

RESOLVED – That the Minutes of the Streets and Walkways Sub Committee meeting held on 10 March 2014, be received.

In presenting the Minutes, the Chairman of the Sub Committee invited all Members of the Planning and Transportation Committee to the unveiling of the Prince Consort Restoration (Holborn Circus Highways), the details of which would be circulated following the meeting.

4. TOWN PLANNING AND DEVELOPMENT APPLICATIONS

The Committee received a report of the City Planning Officer relative to development and advertisement applications dealt with under delegated authority since the previous meeting.

5. REPORTS OF THE CITY PLANNING OFFICER RELATIVE TO PLANNING APPLICATIONS

5.1 20 Fenchurch Street - Planning Permission

Registered Plan No.: 14/00110/FULL

Proposal: Erection of brise soleil to the south elevation along with related elevational amendments to the 20 Fenchurch Street Tower.

RESOLVED – That planning permission be granted for the development referred to above in accordance with the details set out in the schedule.

5.2 27 - 35 Poultry - Planning Permission

Registered Plan No.: 13/01036/FULMAJ

Proposal: Refurbishment, partial demolition and extension in association with change of use from Bank (Class A2) and office (Class B1) uses to provide a 252 bedroom hotel (Class C1) and restaurants (Class A3) with ancillary hotel uses including bar, health and leisure facilities, event spaces, roof top terraces with a bar/restaurant and swimming pool and associated landscaping, highway works and plant.

Amendment - Page 57, Para 112; This paragraph and the word “full” in paragraph 101 would be deleted as the scheme was not liable to a Crossrail contribution.

During the discussion, reference was made to the following –

- Traffic flow as a result of additional taxis dropping off and picking up – it was considered that as hotel users familiarised themselves with the area, they would begin to use public transport. The Chief Planning Officer advised that the use of coaches would be precluded through a Section 106 agreement.
- With regard to the retention of historic elements of the building, e.g. the Griffin which represented the former Midlands Bank, Members were informed that the removal of the Griffin would be subject to listed building consent and a future for it to be secured.
- Members were assured that public access to parts of the building had been given consideration and this was a welcome aspect of the proposal.
- The development would be considered in the context of the Bank junction improvements project.

RESOLVED – That,

- a) Planning permission be granted for the above proposal in accordance with the details set out in the schedule, subject to Planning Obligations and other agreements being entered into as set out in the body of the report, the decision notice not to be issued until such obligations have been executed; and
- b) Officers be instructed to negotiate and execute obligations in respect of those matters set out in “Planning Obligations” under Section 106 and any necessary arrangements under Section 278 of the Highway Act 1990.

5.3 27 - 35 Poultry - Listed Building Consent

RESOLVED – That Listed Building Consent be granted for the proposal considered at item 5b in accordance with the details set out in the schedule.

5.4 9 - 10 St Mary at Hill - Planning Permission

Registered Plan No.: 13/00577/FULL

Proposal: Change of use of the existing building from office (Class B1) to residential (Class C3) and associated building modifications/extensions to provide ten residential units.

Further to a discussion around viability the Chief Planning Officer agreed to look at how future reports could include further information in respect of viability.

One Member abstained from voting.

RESOLVED – That,

- a) Planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to planning obligations and other agreements being entered into in respect of those matters set out in the report, the decision not to be issued until such obligations have been executed; and
- b) Officers be instructed to negotiate and execute obligations in respect of those matters set out in the report under Section 106.

6. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

6.1 Department of the Built Environment - Business Plan 2013 - 2016

A report of the Director of the Built Environment was considered which detailed the Departments Business Plan for 2014 – 2017.

The Committee commended the Director on a successfully produced Business Plan which provided excellent clarity on the ambitions for the department, the standards it would attain, how it would operate as a department, where it fits into the Corporate plan how the department would continue to make improvements.

In thanking the Director for an excellent report, one Member requested that further consideration be given to further promoting diversity in the workplace. In addition, it was considered that it should be routine as opposed to ‘if necessary’ to undertake Equality Impact Assessments with regard to new strategies and key projects.

RESOLVED – That the Department of the Built Environment’s Business Plan 2014 – 2017 be approved.

6.2 City Corporation’s Response to Consultation on Draft Further Alterations to the London Plan (January 2014)

A report of the Director of the Built Environment was considered regarding the City Corporation’s response to the consultation on the Draft Alterations to the London Plan (January 2014).

RESOLVED – That,

- a) the summary of the key issues and the implications for the City of London arising from the Draft Further Alterations to the London Plan set out in the report be noted; and
- b) the detailed comments set out in Appendix 1 be forwarded to the Mayor as the City Corporation’s formal response to the Draft Further Alterations to the London Plan.

6.3 Local Development Scheme 2014

A report of the Director of the Built Environment was considered regarding the Local Development Scheme 2014.

RESOLVED – That the updated Local Development Scheme appended to the report be approved to be effective from 8 April 2014.

6.4 Planning Obligations Supplementary Planning Document - Adoption and Implementation

A report of the Director of the Built Environment was considered regarding the Planning Obligations Supplementary Planning Obligations document.

RESOLVED – That,

- a) the attached Planning Obligations Supplementary Planning Document be approved; and
- b) the Planning Obligations SPD be adopted immediately and the SPD implemented from 1st July 2014, provided that the City CIL was also implemented on that date.

6.5 20mph Speed Limit - Traffic Order Consultation

A report of the Director of the Built Environment was considered which provided feedback on objections, following the public notice advertising the making of the traffic regulation order for a 20mph speed limit on City streets.

RESOLVED – That,

- a) the making of Traffic Orders under section 84 of the Road Traffic Regulation Act 1984, to prohibiting the driving of motor vehicles at more than 20mph, on all streets shown in Appendix 1 in the City of London for which the City is the local traffic authority be agreed; and
- b) objectors be informed of the decision.

7. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

Signage - Salisbury House, London Wall and 125 Wood Street – Further to a question, Officers agreed to speak with colleagues in the City Surveyor's department to see what options were available to improve building signage and street nameplates in both areas.

Public seating – Further to a question, the Director of the Built Environment advised that consideration was given to the need for seating in relation to the nature of the street. The Director agreed to discuss the matter further with the Member following the meeting.

Cycling – In expressing their sympathy to the family and friends of the cyclist who was recently killed in an accident at Ludgate Circus on the intersection of Fleet Street and Farringdon Road, the Committee requested an update on the matter once available.

8. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
City Fund Highway Declaration – 1 Threadneedle Street, EC2

A report of the City Surveyor was considered which sought approval for to declare parcels of City Fund highway to be surplus to highway requirements.

Members raised concerns as to whether the practice of declaring airspace around a building as surplus to the highway requirements was the right practice for the Corporation to adopt. In addition, a question was asked regarding the process should the space be declared as surplus and its usage was required by the City of London again.

RESOLVED – That in light of the decision and of concerns raised, a report be brought back to the next meeting of the Committee so that further clarification could be provided.

The meeting closed at 3.05pm

Chairman

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Agenda Item 4

Committee:	Date:
Planning and Transportation	29 April 2014
Subject: Delegated decisions of the Chief Planning Officer and Development Director	
Public	

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the Chief Planning Officer or the Development Division Assistant Directors under their delegated powers since my report to the last meeting.
2. Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

DETAILS OF DECISIONS

Registered Plan Number & Ward	Address	Proposal	Date of Decision
13/01229/FULL Aldgate	Bankside House 107 - 112 Leadenhall Street London EC3A 4AF	Change of use from office (B1) to a drinking establishment (A4) at part ground floor level and part basement. Associated external works to ground floor rear entrance. (887sq.m).	04.04.2014
13/01212/LBC Aldersgate	603 Mountjoy House Barbican London EC2Y 8BP	Internal alterations comprising removal of internal partition walls, formation of new partition walls, relocation of main staircase and installation of additional staircase.	03.04.2014
13/01205/FULL Aldersgate	Flat 49, Milton House 75 Little Britain London EC1A 7BT	The erection of an extension at roof level for residential (Class C3) use. (28sq.m)	27.03.2014

14/00074/FULL Broad Street	53 New Broad Street London EC2M 1JJ	Replacement of windows to front facade; provision of new stepped access within lightwell to basement level; alterations at 5th floor level to provide additional mechanical plant and new louvred plant screens.	03.04.2014
14/00122/MDC Broad Street	1 Angel Court & 33 Throgmorton Street London EC2R 7HJ	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to condition 3 of planning permission 10/00889/FULMAJ dated 15/03/2013.	03.04.2014
13/01073/MDC Bridge And Bridge Without	2, 3 & 5 Philpot Lane London EC3M 8AQ	Submission of Hotel Management Strategy pursuant to condition 16 of planning permission dated 6th December 2012 (Application ref.12/00575/FULL)	10.04.2014
13/01164/MDC Bridge And Bridge Without	2 - 5 Philpot Lane London EC3M 8AQ	Submission of an Interim Travel Plan, a Servicing Management Plan and Accessibility Management Plan pursuant to conditions 7, 8 & 19 of planning permission dated 6th December 2012 (App No 12/00575/FULL).	10.04.2014
14/00063/FULL Bridge And Bridge Without	6 - 8 Eastcheap London EC3M 1AE	Part infill at ground level and alterations to entrance.	27.03.2014
14/00111/ADVT Bridge And Bridge Without	20 Fenchurch Street London EC3M 3BY	Installation of two internally illuminated wayfinding signs measuring 2.5m high by 0.47m wide.	31.03.2014

13/01188/MDC Bishopsgate	5-7 Artillery Lane London E1 7LP	Details of a method of working in accordance with the code of practice for deconstruction and construction of sites and a sample of the glazing module pursuant to conditions 2 and 3 of planning permission (application no. 12/00458/FULL) dated 26th October 2012.	27.03.2014
14/00126/PODC Bishopsgate	5 Broadgate London EC2M 2QS	Submission of details of the public Art relocation proposals in accordance with the Public Art strategy approved pursuant to paragraph 8.2 of schedule 1 of the S 106 Agreement dated 29/07/2011 planning application reference 10/00904/FULEIA.	03.04.2014
14/00162/FULL Bishopsgate	2 Brushfield Street London E1 6AN	Partial removal of existing shopfront glazing. Installation of new double sliding glazed panels and fixed glazing panels either side with appropriate steel supports to shopfront. New internal fixed glazed balustrade.	10.04.2014
14/00056/FULL Bishopsgate	15 Devonshire Square London EC2M 4YW	Change of use of part ground floor and part lower ground floors from office (B1) to dual use as office (B1) and/or a dental surgery (D1) (160sq.m).	27.03.2014
13/01219/PODC Bread Street	1 New Change London EC4M 9AF	Submission of Framework travel Plan pursuant to schedule 1, paragraph 11.1 of Section 106 agreement dated 7th June 2006, planning permission reference 05/00431/FULEIA.	27.03.2014
14/00172/ADVT Bread Street	Paternoster House 65 St Paul's Churchyard London EC4M 8AB	Installation and display of one internally illuminated building name sign measuring 6.5m high, 1.4m wide, at ground floor level.	10.04.2014

13/01086/FULL Bassishaw	10 Aldermanbury London EC2V 7JQ	Retention of roof top plant enclosure measuring 2.93m high, 11m wide and 3m deep.	10.04.2014
14/00088/MDC Bassishaw	Land Bounded By London Wall, Wood Street, St. Alphage Gardens, Fore Street Avenue, Bassishaw Highwalk, Alban Gate Rotunda, Alban Highwalk, Moorfield Highwalk And Willoughby Highwalk, EC2.	Carbon emissions assessment pursuant to condition 10 of planning permission dated 17th December 2013 (application reference: 13/00583/FULL).	03.04.2014
14/00091/FULL Bassishaw	Woolgate Exchange 25 Basinghall Street London EC2V 5HA	Erection of handrail and installation of deck to third floor terrace.	31.03.2014
14/00182/MDC Bassishaw	Land Bounded By London Wall, Wood Street, St. Alphage Gardens, Fore Street, Fore Street Avenue, Bassishaw Highwalk, Alban Gate Rotunda, Alban Highwalk, Moorfields Highwalk And Willoughby Highwalk, London, EC2	Method statements and demolition noise calculations for the removal of Willoughby bridge, Moorfield Bridge and Bassishaw Bridge pursuant to condition 32 (in part) of planning permission dated 17th December 2013 (application reference 13/00583/FULL).	03.04.2014
14/00159/FULL Billingsgate	31 Lovat Lane London EC3R 8EB	Modifications to the existing windows, removal of the redundant pipework and conduit. Replacement of external light fittings and security shutter.	10.04.2014

14/00243/MDC Billingsgate	St Marys Court 20 St Mary At Hill London EC3R 8EE	Details of an acoustic survey pursuant to condition 10 of planning permission (application no. 11/00916/FULL) dated 20th March 2012.	03.04.2014
13/00644/MDC Castle Baynard	2 - 4 Tudor Street London EC4Y 0AA	Submission of an acoustic survey pursuant to the discharge of conditions 4 and 6 of planning permission 12/00140/FULL dated 2nd May 2013.	03.04.2014
13/01181/FULL Castle Baynard	5a, 5B And 6 - 10 Wardrobe Place London EC4V 5AH	Planning permission for the creation of 5 dwellings for either permanent residential use (Class C3) or temporary sleeping accommodation for periods of less than 90 consecutive nights (Class C3) (63 to 68 units); construction of a new chimney and smoke shaft vent at roof level and other associated works incidental to the proposals.	03.04.2014
13/01182/LBC Castle Baynard	5A And 5B Wardrobe Place London	Cleaning and repairing brickwork, refurbishment and replacement of windows and provision of a new door within the existing archway to replace existing glass panelled door, associated with the refurbishment of the buildings and creation of 5 additional residential units.	03.04.2014
14/00092/LBC Castle Baynard	60 Victoria Embankment London EC4Y 0JP	Replacement of the stone to the external steps on the south side of 60 Victoria Embankment and associated works.	31.03.2014
14/00148/PODC Castle Baynard	75 Shoe Lane & The International Press Centre 76 Shoe Lane & The Merchant Centre 1 New Street Square London EC4	Submission of utility connection programme and Local Training, Skills and Job Brokerage Plan pursuant to paragraph's 2.2 and 11.1 of schedule 3 of Section 106 Agreement dated 29th March 2012 planning permission reference 11/00210/FULMAJ.	27.03.2014

14/00196/TCA Castle Baynard	The Old Deanery Dean's Court London EC4V 5AA	Works of pruning to 3 London Plane Trees.	03.04.2014
14/00231/MDC Castle Baynard	Audit House 58 Victoria Embankment London EC4Y 0DS	Revised drawings and details of chimney structure pursuant to condition 11(o) of Planning Permission 13/00789/FULMAJ dated 07.03.2014.	10.04.2014
14/00060/LBC Cripplegate	519 Ben Jonson House Barbican London EC2Y 8NH	Internal alterations including construction of mezzanine level and staircase, new bathroom on top floor and new cupboard under staircase.	27.03.2014
13/01178/FULL Cripplegate	Willoughby House Moor Lane London EC2Y 8BL	Extension of existing refuse storage facility.	01.04.2014
14/00036/ADVT Candlewick	110 Cannon Street London EC4N 6EU	Installation of one halo illuminated fascia sign measuring 0.82m high by 3.36m wide at a height above ground of 1.6m	31.03.2014
14/00202/MDC Coleman Street	72 Fore Street London EC2Y 5EJ	Submission of an acoustic Assessment report pursuant to condition 12 of planning permission dated 30.02.2012 (11/00969/FULL) in relation to new plant and generators.	27.03.2014
13/00420/PODC Cheap	100 Cheapside, 1 Honey Lane, 28-30 Lawrence Lane & 39 King Street, London EC2	Details of a Local Training and Job Brokerage Strategy pursuant to Schedule 3, Item 4.2 of the Section 106 Agreement dated 5th March 2013 (planning reference: 12/00772/FULL).	27.03.2014

14/00185/MDC Cordwainer	39-53 Cannon Street, 11-14 Bow Lane And Watling Court London EC4	Submission of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects and a de-construction logistics plan pursuant to condition 2 and 4 of planning permission 13/00339/FULMAJ dated 27.02.2014	10.04.2014
14/00215/MDC Cordwainer	12 Well Court London EC4M 9DW	Submission of a Noise Assessment Report pursuant to condition 5 of planning permission dated 27th October 2011 (11/00512/FULL).	27.03.2014
12/01146/LBC Farringdon Within	St Bartholomew House 58 West Smithfield London EC1	Refurbishment, alteration, and extension at roof level to existing residential and training accommodation to create 17 residential units (Use Class C3) at 1st to 6th floor levels, with associated minor alterations at basement and ground floor levels (net increase in floor space 98sq.m GIA).	03.04.2014
12/01145/FULL Farringdon Within	St Bartholomew House 58 West Smithfield London EC1	(i) Refurbishment, alteration, and extension at roof level to existing residential and training accommodation to create 17 residential units (Use Class C3) at 1st to 6th floor levels, with associated minor alterations at basement and ground floor levels (net increase in floor space 98sq.m GIA) (ii) change of use at part basement and part ground floor level from residential and training use to restaurant use (Use Class A3).	03.04.2014
14/00085/FULL Farringdon Within	6 Long Lane London EC1A 9HF	Change of use of the second and third floors from office (Class B1) to flexible office use (Class B1) and/or an IT training centre (Class D1).	27.03.2014

13/00637/LBC Farringdon Without	4 Pump Court Middle Temple London EC4Y 7AN	Removal of existing signboards and installation of 2 new signboards adjacent to the main entrance door to 4 Pump Court.	03.04.2014
13/01009/MDC Farringdon Without	St Bartholomew's Hospital West Smithfield London EC1A 7BE	Details of the potential for a CHP connection pursuant to condition 39 pursuant of planning permission 04/00344/FULEIA	27.03.2014
13/01038/FULL Farringdon Without	Crown Office Row & King's Bench Walk Inner Temple London EC4Y 7HH	Landscaping improvements to Crown Office Row and King's Bench Walk including repairing existing paving; widening of pavements; provision of shared use spaces; rationalisation of car parking layout; resurfacing of access roads and car park; planting; provision of cycle and motorcycle parking.	27.03.2014
13/01041/MDC Farringdon Without	5 - 7 Giltspur Street London EC1A 9DE	Details of alterations to the existing facades and details of the plant and ductwork, ventilation and air - conditioning for the approved retail uses, pursuant to conditions 2 (j), 2 (m) and 2 (n) of Planning Permission dated 05.02.2009 with reference 08/00655/FULL and as amended by application references 12/01128/FULL, 13/00198/FULL, 13/00199/NMA and 13/00954/NMA.	03.04.2014
13/01169/FULL Farringdon Without	Gardens Adjoining St Andrew's Church, St Andrews Street, Holborn Viaduct, London.	Erection of railings, gates and other alterations in relation to re-landscaping of Church gardens.	03.04.2014

14/00097/FULL Farringdon Without	FM Yard St Bartholomew's Hospital West Smithfield London EC1 EC1A 7BE	Application under section 73 of the Town and Country Planning Act 1990 to vary condition 1 of planning permission 13/00889/FULL dated 31.10.2013 to allow the temporary boiler equipment to remain on site for a further 3 months up until 30th June 2014.	27.03.2014
14/00252/MDC Farringdon Without	98 Fetter Lane & 12 Norwich Street London EC4A 1EJ	Submission of a Deconstruction Logistics Plan pursuant to condition 4 of planning permission 13/00771/FULMAJ dated 21st February 2014.	10.04.2014
14/00260/MDC Farringdon Without	98 Fetter Lane & 12 Norwich Street London EC4	Details of a scheme for protecting residents and commercial occupiers from noise, dust and other environmental effects pursuant to condition 2 of planning permission 13/00771/FULMAJ dated 21.02.2014.	10.04.2014
13/01119/FULL Langbourn	21, 21A Lime Street 8, 10, 10A, 11A And 11B Ship Tavern Passage London EC3	Variations to planning permission 01-3354AK dated 12 June 2001 for construction of a building for office and retail use.	03.04.2014
14/00165/ADVT Langbourn	67 Lombard Street London EC3P 3DL	Two non illuminated letting boards measuring 1.6m high by 1m wide located 1.865m and 1.770m height above ground floor level on the Lombard Street facade.	31.03.2014
14/00257/MDC Langbourn	Asia House 31 - 33 Lime Street London EC3M 7HT	Details of a programme of archaeological work and foundations and piling configuration pursuant to conditions 3 and 4 of planning permission dated 28 January 2014 (application number 13/00958/FULL).	10.04.2014

14/00151/MDC Portsoken	18 Mansell Street London E1 8AA	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects pursuant to condition 2 of planning permission 13/01047/FULL dated 19 December 2014.	03.04.2014
14/00051/FULL Queenhithe	Outside Queen's Quay 58 Upper Thames Street London EC4	Installation of a mosaic panel on the inner face of the existing Riverside Wall at Queenhithe Dock.	27.03.2014
14/00061/LDC Tower	10 Trinity Square London EC3N 4AJ	Details of the installation of dry risers within the tower area pursuant to condition 3(n) (in part) of listed building consent (application no. 13/00919/LBC) dated 20th December 2013.	10.04.2014
14/00071/LDC Tower	10 Trinity Square London EC3N 4AJ	Details of alterations to existing fan coil units and the installation of new fan coil units pursuant to condition 3(m) (in part) of listed building consent (application no. 13/00919/LBC) dated 20th december 2013.	10.04.2014
14/00137/FULL Tower	Apartment 15 Prospero House 6 Portsoken Street London E1 8BZ	Provision of a roof terrace with perimeter glass balustrading, access stairs and escape ladder.	10.04.2014
13/01085/MDC Vintry	71 Queen Victoria Street London EC4V 4AY	Submission of a scheme for protecting nearby residents and commercial occupiers pursuant to condition 3 of planning permission 12/00386/Full dated 5.10.2012.	10.04.2014
14/00139/FULL Vintry	19-20 Garlick Hill & 4 Skinners Lane London EC4V 2AS	Construction of a sub-basement extension for hotel use (Class C1) (420sq.m).	10.04.2014

14/00068/LBC Walbrook	1 Prince's Street London EC2R 8BP	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 4 of listed building consent (application no. 13/00962/LBC) dated 16 January 2014 to refer to a revised list of drawings amended to reflect minor alterations to the detailed design.	27.03.2014
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Agenda Item 5a

Committee:	Date:
Planning and Transportation	29 April 2014
<p>Subject:</p> <p>North Wing St Bartholomew's Hospital West Smithfield London EC1A 7BE</p> <p>Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.</p>	
Ward: Farringdon Without	Public For Decision
Registered No: 13/01227/FULL	Registered on: 17 January 2014
Conservation Area: Smithfield	Listed Building: Grade I
<p><u>Summary</u></p> <p>The application site forms part of the St Bartholomew's Hospital complex (Use Class C2). It comprises: The North Block (grade I listed), the former Finance Building (grade I listed by association with the North Block), The Pathology Block extension and land around the application buildings and the St Bartholomew the Less Church (grade II*), including the Princess Alice Memorial Gardens.</p> <p>Planning permission and listed building consent are sought for works to restore and upgrade the grade I listed North Block and its setting, with a view to securing its long term future. The application has been submitted by the Friends of the North Wing and Archive of St Bartholomew's Hospital (The Friends). They have looked at options for the future of the North Block and consider that it needs to become a self-funding facility. This could only be achieved by bringing the building up to modern standards, particularly in respect of fire escape and access arrangements and the catering, cloak room, WC and archive storage facilities.</p> <p>The proposal seeks to demolish the Finance Building attached to the eastern end of the North Block and the Pathology Link extension which connects the western end of the North Block with the Pathology Block and Medical School (grade II listed). Two new extensions (referred to in the application submission as 'service bustles') are proposed at the eastern and western end of the North Block. The bustles would contain stair and lift cores and WCs. Internal alterations are proposed to provide improved catering, archive and museum facilities. Two new ramps would be added to the east and west entrances of the building in order to provide step free access.</p> <p>New soft landscaping is proposed around the St Bartholomew's- the less-church and the eastern end of the North Block, including the upgrading of the Princess Alice Memorial Garden. Hard landscaping is proposed around the western end of the North Block and the rear of the Medical School and Pathology Building. A new gate would be formed on the Giltspur Street frontage between the Medical School and Pathology building.</p>	

The cycle parking outside the Kenton and Lucas Block would be relocated to the rear of the medical school. A new servicing bay would be formed for use in association with the North Block.

The Friends envisage that the application proposal would be part of a phased scheme to improve the northern end of the hospital site. Future works could include the refurbishment of the Gate House (grade I listed) and the provision of Maggie's Centre on a site adjacent to the Kenton and Lucas Building (grade II listed).

One letter of objection has been received to the proposal from the Barts Health NHS Trust, the freeholder of the land to which the application relates. They consider that the proposal is incompatible with the Trust's estate strategy and would have a significant adverse impact on patient care. The Trust supports the proposals for the Maggie's scheme that were presented to Members of the Planning and Transportation Committee on the 4th June 2013.

The Maggie's Centre would replace the existing Finance Building. Members moved to refuse the Maggie's proposal. The applicants withdrew the scheme prior to the issuing of a decision. Maggie's have submitted a representation in respect of the current application. It notes that the suggested alternative Maggie's site referenced in the application documentation would not be suitable. Applications for planning permission and listed building consent have been re-submitted for the Maggie's Centre. The submission intends to address Members' concerns about the scheme. The Maggie's representation notes that an application for listed building consent has been submitted by the Barts Health NHS Trust for works to upgrade the North Block.

Each case should be assessed on its own merits. To date 62 letters of support have been received in respect of the application proposal. This is on the grounds that the scheme would secure an appropriate future for this historically sensitive site. The proposal would result in improvements to the North Block through the demolition of the Finance Building and the Pathology Block extension.

The application would result in the loss of 1221sq.m of hospital (class C2) floorspace. This is considered to be acceptable on the basis that the floorspace has never been used for patient care and that the proposals would support the continued presence and improvement of St Bartholomew's Hospital in line with policy CS22 of the Core Strategy.

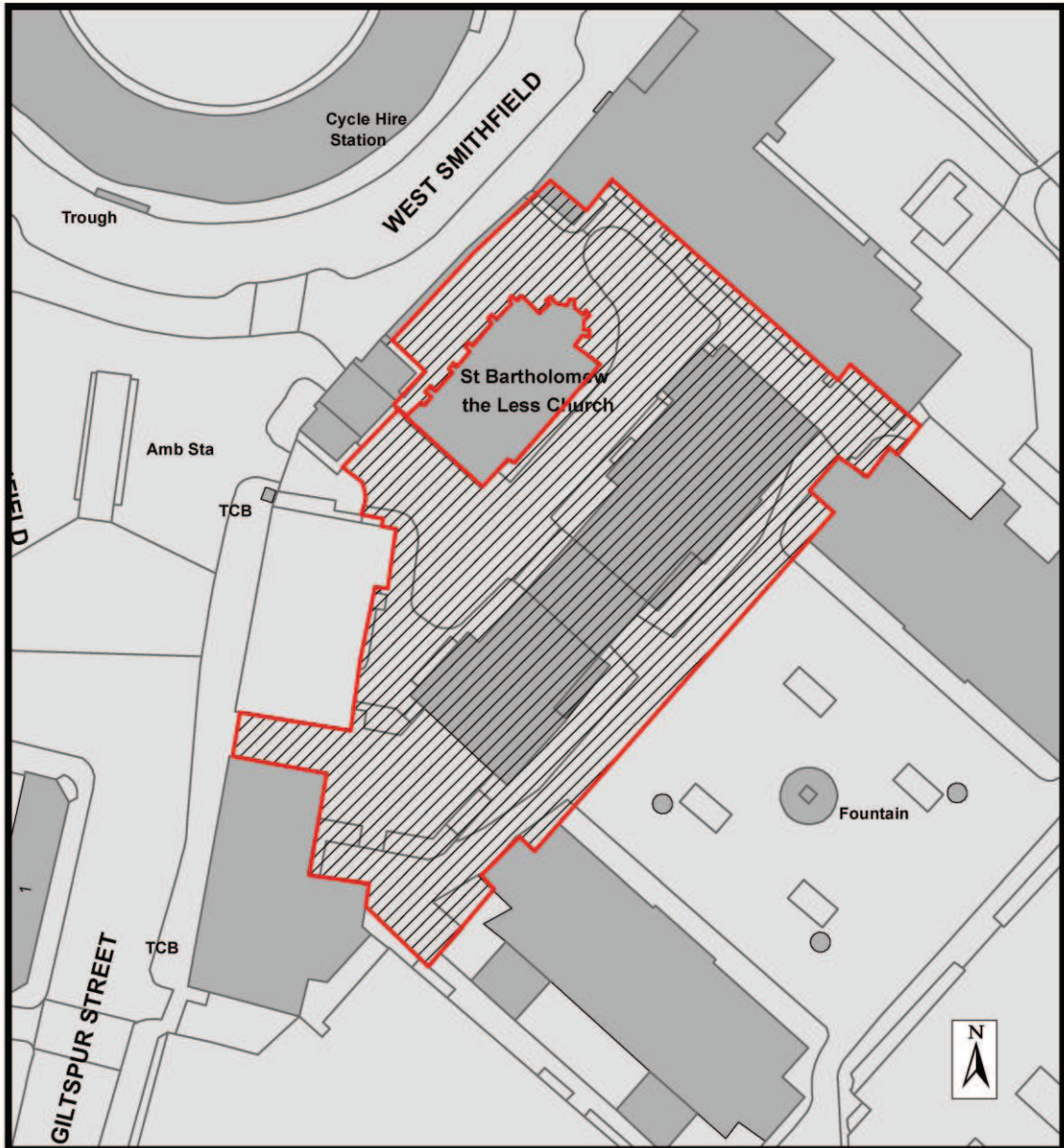
The scheme is acceptable in design and heritage terms and would not detract from the special architectural or historic interest of the North Block or the Smithfield Conservation Area. Some less than substantial harm would arise from the proposed ramps, removal of an internal staircase in the west side of the North Block and through the formation of new openings into the side elevations of the building. The harm is outweighed by the public benefits of the proposal including the improved access arrangements to the building, enhancements to the area resulting from the demolition of the Finance Building and the Pathology Block extension and the potential for the scheme to secure a long term future for the North Block.

The landscaping, servicing alterations and revised cycle parking arrangement are considered to be acceptable.

Recommendation

That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.

Site Location Plan



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ADDRESS:
North Wing, St. Bartholomews Hospital, West Smithfield

CASE No.
13/01227/FULL, 13/01228/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



View north from Hospital Square

Case No. 13/01227/FULL & 13/01228/LBC

Site

1. The application site covers an area of 0.37 hectares. It forms part of the St Bartholomew's Hospital complex (Use Class C2) and comprises:
 - The North Block (2352sq.m GIA)
 - The former Finance Building (510sq.m GIA)
 - The Pathology Block extension (1910sq.m GIA)
 - Land around the application buildings and the St Bartholomew the Less Church, including the Princess Alice Memorial Garden
2. The North Block is grade I listed. It dates back to 1732 and comprises one of the four hospital blocks designed by James Gibb. The building accommodates the Great Hall, Staircase Hall with Hogarth murals and the Hospital Museum and archives. It is currently used by the hospital for meetings and functions. The building was never designed for medical use as Gibb intended that it be used for administrative and ceremonial functions associated with the hospital.
3. The former Finance Building was designed by Adams, Holden and Person Architects in the 1960s for the hospital's accounts department and a bank. It is of three storey construction and clad in yellow stock brick and white render. The building is vaguely 'neo-Georgian' in style. It adjoins the eastern end of the North Block and is grade I listed by virtue of association. The building accommodates ancillary office accommodation for the hospital and toilet facilities for use in association with the North Block.
4. The Pathology Block extension was designed by Adams, Holden and Person Architects in the 1970s. It links the western end of the North Block to the Pathology Block and Medical school. It has a narrow frontage onto Giltspur Street where it infills the gap between the Pathology Block and Medical School. The extension is vacant at present.
5. The landscaped setting of the North Block and the St Bartholomew-the-Less church incorporates The Princess Alice memorial garden which dates from 2001.
6. 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 18th century formal courtyard spaces in London. The site is within the Smithfield Conservation Area.

Relevant Planning History

7. 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 site of the former Finance Building.
8. At the 4th June 2013 Planning and Transportation Committee Members resolved to refuse the applications. The applications were withdrawn by the applicant prior to the issuing of the decision.

Context for the Current Application Proposal

9. Objections were raised to the location of the Maggie's Centre on the grounds that it would prejudice the future use of the North Block by preventing the ability to bring the building up to modern standards. Detailed representations were submitted on this matter from The Friends of the Great Hall, Hopkins Architects and the Barts Health NHS Trust Archives Committee.
10. The Friends of the Great Hall and Archive of St Bartholomew's Hospital (The Friends) are the applicants for the scheme under consideration in this report. The group is made up of former hospital employees, clinicians and people with an interest in the North Block. Their aim is to preserve all that is valuable in the heritage of St Bartholomew's Hospital and to ensure that the North Block and its Great Hall become more accessible and usable for educational, cultural and celebratory events.
11. The current applications are submitted in the light of studies that have been undertaken by the Friends and Hopkins architects to look at how the future of the North Block could be sustained, without being a drain on NHS resources. The Friends have concluded that the North Block needs to become a self-generating facility that could be used as a visitor attraction, a place for hospital meetings, events and functions and a place for external social and cultural events. In order to deliver this the Friends have 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

Proposal

12. Planning permission and listed building consent are sought for the following works to restore and upgrade the North Block in line with the Friend's vision for the site:
 - The demolition of the former Finance Building and Pathology Block extension, with the associated making good of the Pathology Block and Medical Block facades.
 - The extension of the eastern and western ends of North Block to provide circulation cores, referred to in the application documentation as 'bustles'. These would contain stairs, lifts and toilets and contribute towards ensuring that the building meets modern standards.
 - Internal alterations to the North Block to include the provision of new archive, museum and catering facilities.
 - New soft landscaping around the St Bartholomew's- the-less – church and the eastern end of the North Block, including the upgrading of the Princess Alice Memorial Garden. Hard landscaping is proposed around the western end of the North Block and the rear of the Medical School and Pathology Building.
 - The provision of two ramps at the front of the North Block in order to provide step free access.
 - Re-location of the existing cycle parking (52 spaces) outside the Kenton and Lucas block to an area at the rear of the Medical School.
 - The formation of a new gate between the Medical Block and Pathology Block.
13. The North Block would continue to be used primarily by the hospital and would therefore remain in its current use class (Class C2).
14. This report deals with the application for planning permission and listed building consent.
15. The application documentation shows additional works as part of a phased master plan to improve the northern part of the hospital site including restoration of the Gate House, the formation of a new link on Giltspur Street between the Pathology Block and Medical School and the identification of a potential location for a Maggie's Centre on the eastern side of the site. These works are not for consideration as part of the current applications.

Consultations

16. The views of other City of London departments have been taken into account in the preparation of this development scheme and in this report. Some detailed matters remain to be dealt with under conditions.

17. The applications have been publicised on site and in the press. One letter of objection has been received from the Chief Executive of the Barts Health NHS Trust on behalf of the Trust Board of Barts Health NHS Trust. The Board's comments can be summarised as follows:
- Barts Health NHS Trust is the freeholder of the land to which the planning application relates. The proposal is incompatible with the Trust's estates strategy and would have a significant adverse impact on patient care.
 - The application site has been identified for a Maggie's Centre. The Trust Board fully supports the Maggie's Centre proposal. The alternative location for the Maggie's Centre, as suggested by the Friends would not be suitable.
 - The proposal involves the loss of the Pathology Block extension. The Trust has plans for the use of this extension building as part of the essential delivery of hospital services.
 - The heritage value of the North Block is recognised and the Board is aware that substantial investment is required to bring it up to modern standards. A Heritage Trust could be formed to manage the building.
 - While not supporting the Friends application, the Board is keen to work with them.
18. A letter of representation has been received from Maggie's which notes that the suggested alternative location for the Centre is unviable and unsuitable. They advise that a planning application and listed building consent application have been re-submitted for the Centre in order to address the issues raised by the City's Planning and Transportation Committee in June 2013. Maggie's note that the Barts Health NHS Trust are submitting a separate application for listed building consent in respect of internal works required to upgrade the facilities within the North Block.
19. To date 62 letters of support have been received. The content of which can be summarised as follows:
- The North Block is historically and architecturally valuable and important. It is appropriate that plans are being made to preserve the building and secure its use for future generations.
 - The removal of the former Finance Buildings and Pathology Block extension would be welcomed as it would restore the overall symmetry to the Square as intended by Gibbs design.
 - The building needs upgrading to support the capacity of the Great Hall. The proposal would provide improved access and escape arrangements, toilet facilities, cloakroom facilities and kitchen modernisation.
 - The bustles are well designed additions that complement the design of the North Block.

- The proposal would provide welcome improvements to the archive facilities.
 - The proposal gives the North Block a future that Maggie's did not. The building would be upgraded in line with the other hospital buildings.
 - The Barts charity, English Heritage and the Georgian Society support the scheme.
20. The Friends have responded to the letter of objection from the Barts Health NHS Trust Board. Their comments can be summarised as follows:
- There are already cancer support services in the West Wing of the hospital. An alternative site could be found for the Maggie's Centre.
 - The alternative Maggie's site, as suggested by Hopkins, would be suitable.
 - Hospital services would be better placed in the King George V Block or the East Wing as opposed to the Pathology Link Building. The conversion of this building to patient care facilities would be costly and poorly sited.
 - The Hopkins scheme would not restrict commercial opportunity but save the NHS substantial sums on maintenance costs and allow effective usage of the North Block by making it fit for purpose.
 - Without the Friends scheme the Heritage Trust concept is threatened as the NHS has neither funds nor a remit to preserve and enhance the North Block.
21. Comments were received from the following organisations:
22. **English Heritage** support the proposal.
23. **The City of London Conservation Area Advisory Committee** welcome the proposed demolition of the finance block and the pathology block extensions and have no objection to the associated landscaping, cycle parking and revised servicing arrangements. Members considered that the 'bustles' are oversized and not in keeping. Officers should explore alternative designs and cladding.
24. **The Committee of the Council for British Archaeology** welcomed the removal of the existing extensions to the North Block and had no objection to the internal alterations. They considered that the extensions needed to be more clearly differentiated from the North Block. This could be achieved through a wider glazed link, setting the extensions back behind the quoins and setting them down below the cornice line. The height of the extensions should take account of the need for lift overruns.
25. **The Georgian Group** raises no objection to the 'bustle' extensions in principle and considers them to be a more positive alternative to the

Maggie's Centre. The Group wishes to review the details that are uncovered on each end of the North Block following the demolition of the Finance Building and Pathology Block extension. Preference is given to a platform lift as opposed to a ramp at the front of the building. This would remove the need to make interventions to the existing fabric and the lift could be removed when no longer required.

Policies

26. 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.
27. 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.
28. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

29. 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);
30. 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)
31. 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).
32. 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.

33. 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.
34. 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.'
35. 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.
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:
 - 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 and the setting of listed buildings surrounding the site.
 - The appropriateness of the design and massing of the new works in the context of the area.
 - The loss of hospital (class C3) floorspace.

Use

39. Policy CS22 of the Core Strategy seeks to provide adequate health care facilities and services for City residents and workers. Point (i) of the policy states that existing public health facilities should be protected and enhanced, and point (iii) notes that the continued presence and improvement of St Bartholomew's Hospital should be supported.
40. The proposal would result in the loss of 1221sq.m of hospital (Class C2) floorspace. The applicant has justified this loss on the basis that:
 - The Pathology Extension and Finance Building were never used for patient care. The Pathology Extension is currently vacant and the Finance Building is only partially used to provide ancillary office space and toilet facilities for the North Block.
 - The Pathology link building is unsuitable for hospital function given its construction, access arrangements and poor state of repair.
 - The application scheme would provide improved toilet facilities, compensating for the loss of those in the Finance Building. The office space in the Finance Building could be located elsewhere on the hospital site. The PFI scheme provides the hospital with patient care facilities that are fit for purpose.
41. Should the Barts Health NHS Trust decide to implement the application scheme it is considered that the justification detailed above would be sufficient to demonstrate compliance with policy CS22 of the Core Strategy. The application proposal would support the continued improvement of the Hospital by providing an option for the future for the North Block.
42. The proposal would increase the amount of floorspace for functions/meetings, the archives, the museum, catering, WCs/cloaks and storage. The applicant has advised that the building would mainly be used by the Trust and would therefore continue to function under a class C2 use. Should the balance of usage ever change towards greater public functions and events that are not associated with the hospital, the applicant has been advised that a change of use may be required.

Design and Heritage Considerations

Identification of the Heritage Assets Affected by the Proposal

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
- The Medical School – grade II listed

Consideration needs to be given to the setting of:

- The East Block – grade I listed and 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
45. The Pathology Block and the four timber courtyard shelters are the non-designated heritage assets of relevance in the consideration of the proposal.
46. 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’.
47. The assets have historical, evidential and communal value by virtue of their relationship with the hospital complex. 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.

Assessment of the Impact of the Proposal

Demolition

48. The Finance Building is an unsympathetic addition to the North Block. Its low floor to ceiling heights and reduced scale and proportions give it a squat appearance relative to the adjoining grade I listed building. The extension cuts across decorative stonework on the east elevation of the North Block. The building has a covered ramp and walkway that protrudes forwards of its north facing facade, detracting from its setting and the setting of the Church of St Bartholomew the Less.
49. The Pathology Block extension rises to five storeys above a basement, with two additional setback storeys with a flat roof. It is one storey higher than ridge of the North Block’s roof and approximately the same height as the Pathology and Medical School buildings.
50. The extensions lack architectural merit, make a neutral contribution to the Smithfield Conservation Area and detract from the significance of the Grade I listed North Block and the setting of the surrounding listed buildings. Their removal is acceptable and would provide an

opportunity to better reveal and enhance the significance of heritage assets in the immediate vicinity.

51. Details of the restoration works to the exposed North Block, Medical School and Pathology Block facades would be required by condition.

Design of the Proposal

The 'Bustles'

52. The proposed extensions would occupy a smaller footprint than the existing extensions. They would take the form of simple symmetrical service bustles, clad in Portland stone and attached to the North Block with sections of clear glazing set back behind the quoins. Each bustle would rise to the base of the North Block's cornice. String courses are proposed in the stonework providing a horizontal relationship with the host building at each storey. Openings would be incorporated into the end elevation of each bustle to provide daylight and secondary access to the building. The bustles would incorporate glazed roofs to further illuminate their interior.
53. The decorative stonework uncovered and restored following the removal of the modern extensions would be visible internally within each bustle. Some new openings would be formed in the exposed stonework to internally link the bustles and the North Block. The new openings would result in some less than substantial harm to the significance of the North Block. Notwithstanding, consideration has been given to the scale and design of the proposed extensions so as to enable the significance of the North Block to be preserved and further revealed following the demolition of the existing structures. This approach is in accordance with paragraph 137 of the NPPF which notes that local authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.
54. The general form, arrangement of the bustles would relate to the design of the hospital's East and West Blocks, which each have projecting end bays that are set back from the main facades. Gibb's original design intention would be reinforced as together the buildings would read as a coherent yet separate family of buildings arranged around a courtyard. The subtle horizontal features incorporated into the design of the bustles would provide a relationship with the North, East and West Blocks, whilst the use of Portland stone cladding would ensure that they relate to the hospital complex as a whole.
55. The size of the bustles enables land to the east and west of the North Block and in between the Pathology building and Medical School to be opened up. The creation of this space would enhance the setting of these heritage assets, as well as the setting of the Grade I listed East and West Wings, Grade II listed Lucas and Kenton Block and the character and appearance of this part of the Smithfield Conservation Area.

The Gates

56. The separation of the Pathology Block and Medical School would have a positive impact on Giltspur Street where the sequence of individual historic buildings would be reinstated. The iron gates that would be erected between these two buildings at ground floor level would reflect the design of the existing gateway between the Pathology Building and Gatehouse. The final appearance of the gates would be controlled by condition.

The Ramps

57. The proposal originally included alterations to the levels on the south side of the North Block in order to provide level access its east and west entrances. The existing entrance steps would be removed. This was considered to have an unacceptable impact on the status of the entrances and was not supported by English Heritage, the Committee for the Council of British Archaeology or the Georgian Group.
58. The proposal now seeks to form permanent ramps at the east and west entrances to provide step free access, particularly into the Hogarth stair hall.
59. The ramps would be created by re-grading the ground level adjacent to the entrance and modifying the existing steps to omit the lower step and enlarging the upper two steps to provide a wheelchair accessible landing. The ramps would be in Bath stone and detailed with granite edgings to integrate them with the existing footway and hard landscaping. There would be no requirement for handrails.
60. Existing features of the North Block including the plinth, basement window heads and keystones would be retained in situ but partially obscured by the ramp and re-graded landscaping. A shadow gap detail would pull the ramp away from the keystone and window head on the outer side of the entrance, whilst the existing lightwell grilles on the inner side of the entrances would be lifted and repositioned at the new higher level, leaving the lightwell intact.
61. Two existing historic bootscrapers on the outer side of the entrances would be displaced by the ramps. They would be removed and reinstated elsewhere on site. Details of which would be required by condition. The bootscrapers on the inner side of the entrances would remain in situ.
62. The ramps would cause some harm to the significance of the North Block through the partial loss of the existing steps and the obscuring of features. The harm is judged to be less than substantial.

Internal Alterations to the North Block

63. The basement works comprise the lowering of floors and the linking of the east and west basements. A service staircase below the Hogarth staircase would be modified. Modern services and partitions would be stripped out to reveal historic vaulted ceilings. A new spiral staircase would be formed linking the basement and ground floor levels.

64. At ground and first floor level modern partitions would be removed. Exhibition and reception space would be formed in addition to a new library and museum.
65. At the western end of the building accessible WCs would be formed by reconfiguring existing modern partitions. A post war staircase would be removed to allow room for circulation space between the North Block and the western bustle. The loss of the staircase is regrettable as it is an attractive feature of the building. The harm that would result is less than substantial. A building recording condition would ensure that details of the affected staircase are recorded.

Landscaping

66. The proposed landscaping to the north, east and west of the North Block would comprise the addition of lawned areas along the west side of the Kenton and Lucas Block; a series of low square planters between the North Block and St Bartholomew the Less; additional planting beds in the Princess Alice Memorial Garden; six new trees lining the central approach to the North Block; and new stone paving between the North Block and Medical School /Pathology Building.
67. The landscaping scheme has been influenced by an 1884 plan of the site which illustrated larger areas of trees and greenery than exists at present. Its layout and character would be formal in nature, with a series of regular components responding to the form of surrounding buildings and existing features.
68. Existing trees on site would be retained in situ and protected during building works according to the attached condition.

Servicing, Highways and Refuse Storage

69. The re-location of the cycle racks is considered to be acceptable and would not detract from the setting of any heritage assets.
70. The level of servicing for the development would remain as existing. The new servicing bay is in an acceptable location and would provide a formalised loading area for the building.
71. The refuse storage and collection arrangements would remain as existing.

Archaeology

72. The site is in an area of important archaeological potential, to the north of the Roman and medieval defences within the precinct of the 12th century Priory and Hospital of St Bartholomew and a known Roman cemetery. There is potential for Roman remains including burials, 19th century burials associated with the church of St Bartholomew the Less, medieval and post medieval building foundations associated with the church and St Bartholomew's Hospital. An Historic Environment Assessment of the archaeology of the site has been submitted with the application.
73. The proposed development includes new deeper basements to extensions to the North Block, a new basement below the central

archway and at the north east of the building. The existing basements of the north block would be lowered. The proposals include a new lift and drainage and landscaping to the north of the building. It is considered that the proposed groundworks would affect surviving archaeological remains.

74. Archaeological evaluation is necessary to provide additional information on archaeological survival on the site, including the extent of modern disturbance and to assess the impact of the proposals, including foundations, basement level reduction, landscaping. The results of the evaluation would be used to design an appropriate archaeological mitigation strategy. It would provide additional information to develop design of the foundations, ground works and enabling works, to avoid and minimise disturbance to archaeology and the potential impact on the existing building fabric and foundations.
75. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation and basement level design.

Conclusion

76. The Barts Health NHS Trust Board has advised that they do not support the application proposals; instead they support the Maggie's scheme. Notwithstanding, the application proposals should be assessed on their merits.
77. The loss of 1221sq.m of class C2 hospital floorspace is acceptable on the basis that the floorspace has not previously been used for patient care and the proposal would support the continued presence and improvement of St Bartholomew's Hospital in accordance with policy CS22 of the Core Strategy.
78. The demolition of the Pathology Block Extension and the Finance Building is acceptable in design and heritage terms. The existing extensions constitute unsympathetic additions that lack architectural merit. The loss of these elements provides the opportunity to better reveal and enhance the significance of the North Block, the setting of heritage assets in the immediate vicinity and the appearance of the Smithfield Conservation Area.
79. The new service bustles and the gate to Giltspur Street would constitute sympathetic additions that relate well to the surrounding context. The internal alterations mainly respect the historic plan form of the listed building. The landscaping would enhance the setting of the heritage assets on the site and the appearance of the Smithfield Conservation Area.
80. The removal of the post war staircase at the western end of the North Block, the ramps and the formation of new openings in the North Block's east and west facades would result in some less than substantial harm to the significance of the grade I listed building. In line with paragraph 134 of the NPPF the less than substantial harm has been assessed, and is considered to be outweighed by the public benefits of the proposal. Such benefits include the provision of shared,

step free entrances that would enable all users to enter the building at the same point; the enhancements that the proposal would have on the identified heritage assets and their setting through the removal of the Finance Building and Pathology Block extensions and new landscaping; and the upgrading of the building to secure its long term use and future.

81. The revised servicing and cycle parking arrangements would be acceptable and would not impact on the local highway network.

Background Papers

Internal

11.02.2014 Memo Department of Markets and Consumer Protection

External

North Wing Heritage Statement dated December 2013

North Wing Design and Access Statement dated December 2013

Historic Environment Assessment dated December 2013

Memo 0001 BNT2 Barts North Wing (and attached schedule of events) dated 17th January 2014

Existing drawing numbers: 3001 rev. A; 3002 rev. A; 3003 rev. A; 3004 rev. A; 3005 rev. A; 3006 rev. A; 3007 rev. A; 4010 rev. A; 4011 rev. A; 4012 rev. A; 4013 rev. A; 4014 rev. A; 4050 rev. A; SK001 rev. A

Archaeology Action Plan dated 13th March 2014

Basement Works Drawings 1 – 4 dated 19th March 2014

13.02.2014 Email Janet Lowe

14.02.2014 Email Jonathan Frappell

16.02.2014 Email James Malpas

18.02.2014 Letter English Heritage

18.02.2014 Email Paul Simmons

19.02.2014 Email Clare Maurice

19.02.2014 Email William Shand

20.02.2014 Email Jennifer Peiser

20.02.2014 Email John Sutcliff

21.02.2014 Email Simon Campbell-Smith

22.02.2014 Email Judith Webb

23.02.2014 Email Alison Knapp

23.02.2014 Email John and Marjorie Butlin

23.02.2014 Email Jennifer Peiser

23.02.2014 Email Janet Butlin

24.02.2014 Email Fiona Lukes
24.02.2014 Email Alison Knapp
25.02.2014 Letter Tessa Abineri
25.02.2014 Email Mary Smith
26.02.2014 Email Peter Morris, Barts Health NHS Trust
26.02.2014 Email Paola Domizio
26.02.2014 Email Renee Villaluna
26.02.2014 Email Gabrielle Jungels-Winkler
27.02.2014 Letter James Thomas and Anne Thomas
27.02.2014 Email Catherine Dawson
28.02.2014 Email Robert Johnson
28.02.2014 Letter Lady Ann Riches
30.03.2014 Email Carol Bavin
01.03.2014 Email Sir John Chalstrey
02.03.2014 Email Claire Capstick
02.03.2014 Email Edmund Dorrell
03.03.2014 Email Jackie Roe
05.03.2014 Email London and Middlesex Archaeological Society
06.03.2014 Email Ursula Johnson
07.03.2014 Email Roworth Spurrell
07.03.2014 Email Martin Brueton
09.3.2014 Email Andrew Phillips
10.03.2014 Email Diane Smyth
11.03.2014 Letter Mark Field
12.03.2014 Email Gillian Heather Hackett
13.03.2014 Email Peter Fairclough
13.03.2014 Letter Barts Health NHS Trust Archives Committee
13.04.2014 Email Christopher Bridgett
14.03.2014 Email Friends of The Great Hall and Archive of St
Bartholomew's Hospital
14.03.2014 Letter Maggie's
14.03.2014 Email Julius Bourke
14.03.2014 Email Joanna Libby
14.03.2014 Email Peter Schmitt
14.03.2014 Email John Lloyd Parry

14.03.2014 Email Jasmine Bourke
14.03.2014 Email Martin Webster
16.03.2014 Email Christopher Hudson
16.03.2014 Email Douglas Chamberlain
17.03.2014 Email Alexander Frank
20.03.2014 Email David Pope
23.03.2014 Email Jonathan Johnson
26.03.2014 Email Hugh Whitfield
27.03.2014 Email Peter Leaver
27.03.2014 Email James Hogg
27.03.2014 Email Angela Evans
01.04.2014 Email The Georgian Group
02.04.2014 Email John Ratcliffe
02.04.2014 Email Susanne O'Kelly
02.04.2014 Email P N Plowman
07.04.2014 Email Bruce Court
08.04.2014 Letter The Lady Brabourne
09.04.2014 Letter O Gilmore
10.04.2014 Email Tom Bates
10.04.2014 Letter Wendy Mead CC, The Save Bart's Campaign
15.04.2014 Email The Courtauld Institute of Art

Appendix A

London Plan Policies

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.

Unitary Development Plan and Core Strategy Policies

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.

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.

SCHEDULE

APPLICATION: 13/01227/FULL

North Wing St Bartholomew's Hospital West Smithfield

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

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 No demolition shall take place until the developer has secured a standing building survey and recording of to be carried out in accordance with a written scheme of recording which has been submitted to and approved by the Local Planning Authority. All works must be carried out and completed in accordance with the approved details.
REASON: To ensure that a record of the building is made, and incorporated in the publication and archiving of the archaeological record of the site in accordance with the following policy of the Core Strategy: CS12.
- 3 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site deconstruction of the existing buildings has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The development shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority (in consultation with Transport for London).
REASON: To ensure that deconstruction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14.

- 4 No works except demolition to basement slab level shall take place before details of the basement levels, 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 policies of the Unitary Development Plan: ARC2, ARC3.
- 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 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 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.

- 8 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site construction of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority (in consultation with Transport for London).
REASON: To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14.
- 9 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 new extensions, including external ground and upper level surfaces;
 - (b) details of windows and external doors on new extensions;
 - (c) details of glazed roofs on new extensions;
 - (d) details of stonework on new extensions, to include face bonding, pointing, and any expansion joints;
 - (e) details of ramps to North Block entrances, to include alterations to steps, samples of materials, junctions between new work and the listed building;
 - (f) a method statement for the removal and relocation of two bootscrapers from the entrances of the North Block;
 - (g) details of glazed links to include junctions between new work and listed building
 - (h) details of stonework and brickwork repairs to newly exposed elevations of the North Block (east and west elevations), Medical School and Pathology Block, including proposed elevation drawings;
 - (i) details of stone archway and metal gates between Pathology Building and Medical School;
 - (j) details of all ground level surfaces including materials to be used;
 - (k) measures to be taken during the period of demolition and construction for the protection of the trees to be retained and details of any pruning of the trees.
- REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6; ENV9; CS10; CS12.
- 10 No work except demolition to basement slab level shall take place until an investigation and risk assessment has been undertaken to establish if the site is contaminated and to determine the potential for pollution in accordance with the requirements of DEFRA and the Environment

Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the local planning authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the following policy the Core Strategy: CS15.

- 11 Details of the landscaping scheme are 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 a Servicing Management Plan demonstrating the arrangements for control of the arrival and departure of vehicles servicing the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The building facilities shall thereafter be operated in accordance with the approved Servicing Management Plan (or any amended Servicing Management Plan that may be approved from time to time by the Local Planning Authority) for the life of the building.

REASON: To ensure that the development does not have an adverse impact on the free flow of traffic in surrounding streets in accordance with the following policies of the Unitary Development Plan and Core Strategy: TRANS15, CS16.

- 13 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 consent.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.
- 14 The stability of the structures to remain must, throughout the period of demolition and reconstruction, be assured before any works of demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur or be necessary.
REASON: To ensure the stability of the structure to be retained in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 11, CS12.
- 15 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: 3051 rev. B; 3101 rev. D; 3102 rev. A; 3103 rev. A; 3104 rev. A; 3105 rev. A; 3106 rev. A; 3107 rev. A; 3110 rev. B; 3151 rev. C; 3152 rev. A; 3153 rev. A; 3154 rev. A; 3155 rev. A; 3156 rev. A; 3251 rev. A; 3252 rev. A; 3253; 3254 rev. A; 3255 rev. A; 3256 rev. A; 3257 rev. A; 3300 rev. C; 3301 rev. B; 4110 rev. B; 4111 rev. A; 4112 rev. A; 4113 rev. A; 4114 rev. A; 4150 rev. A; 4151 rev. A; 4300; 4350; SK010 rev. A; SK011 rev. B.
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.

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 13 February 2014 11:23
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:23 AM on 13 Feb 2014 from Mrs Janet Lowe.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Janet Lowe

Email: [REDACTED]

Address: 13 West End Court West End Avenue Pinner

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: I write concerning the North Wing of St Bartholomew's Hospital. This historic building is part of our cultural heritage and desperately in need of improvement. I have had the pleasure of attending functions in the Great Hall and feel very sad that in the future this may no longer be possible unless action is taken to provide essential works, namely upgrading of toilet facilities and the kitchen and provision of a lift, disabled access and a further staircase to comply with fire regulations. Apart from the above, this building houses the archives which are of great historical value and their storage needs to be improved to avoid deterioration. The Hopkins plan incorporates all the above and more. This lovely building with its Hogarth Staircase and Great Hall must not be allowed to fall into disrepair.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 14 February 2014 17:02
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:01 PM on 14 Feb 2014 from Dr Jonathan Frappell.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Jonathan Frappell

Email: 

Address: Sowton Farm Sowton Lane Yelverton

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: The North Wing of Bart's is a building of outstanding beauty and historic interest which needs the sympathetic restoration and enhancement outlined in this application, not only to preserve its fabric but also to make its treasures accessible to a wider public. The Great Hall holds a special place in the hearts of many who like my wife and I trained at Bart's. We married in Bart's the Great and held our reception in the Great Hall where we have enjoyed reunions with our contemporaries ever since. It was also a great privilege as an undergraduate student to attend the annual dinners of a wide variety of student clubs which were held there; it would be lovely to think that these traditions will continue for generations of students to come. The Hopkins plan realises all the objectives to improve the functionality of the building, whilst at the

same time restoring the architectural continuity of the original vision of the square by removing the rather ugly 1960's additions which now lie empty at each end of the North Wing. It is good to see that this application also includes a home for Maggie's Centre in a setting which I am sure will have a most beneficial effect on the wellbeing of all their patients.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 16 February 2014 11:29
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:28 AM on 16 Feb 2014 from Professor James Malpas.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor James Malpas
Email: 
Address: 253 Lauderdale Tower Barbican London London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: corrected copy. I strongly support the Hopkin's plans for the restoration of the North Wing of St Bartholomew's Hospital. This is in my opinion is the last chance to preserve one of the finest buildings in London. Without the facilities provided by the plan which will make the Great Hall viable as a venue for functions and thus provide an income for its maintenance it will fall into disrepair. Within the North Wing there is a muniment room containing the finest collection of medieval manuscripts in the country many of them relating to the history of the City of London . More visible are the magnificent Hogarth paintings. If the Hopkins proposals are not implemented these will be lost in time.The Great Hall was the focus for the 850th anniversary of the founding of the hospita. I well remember the event which was a splendid occassion . I fear unless the

Hopkins plans are implemented speedily the great Hall
will not be there for the 900th!



ENGLISH HERITAGE
LONDON OFFICE

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

Direct Dial: [REDACTED]
Direct Fax: 020 7973 3792

Our ref: L00366191

18 February 2014

Dear Ms Delves

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON,
EC1A 7BE
Application No 13/01228/LBC**

Thank you for your letter of 5 February 2014 notifying us of the application for listed building consent relating to the above site.

We have considered the application and are minded to direct as to the granting of listed building consent.

We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

[REDACTED SIGNATURE]

Michael Dunn
Principal Inspector of Historic Buildings and Areas
E-mail: [REDACTED]
Enc: Draft letter of direction



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

S

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.

vw
21/02



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: P00366171

18 February 2014

Dear Ms Delves

120833

**NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON,
EC1A 7BE**

Thank you for consulting us on the current applications at the North Wing of St. Bartholomew's Hospital. English Heritage was pleased to be involved in pre-application discussions about the proposals, and we wrote a letter in support of the pre-application proposals on 18 November 2013. As the current application follows the pre-application proposals very closely, we can confirm our continued support.

Yours sincerely


Michael Dunn
Principal Inspector of Historic Buildings and Areas
E-mail: 



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
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S

LONDON OFFICE

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

Direct Dial: [REDACTED]
Direct Fax: 020 7973 3792

Our ref: L00366191

18 February 2014

Dear Ms Delves

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

Direction as to the Granting of Listed Building Consent

**NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON,
EC1A 7BE**

Application No 13/01228/LBC

<i>Applicant:</i>	Friends of The Great Hall of St. Bartholomew's Hospital
<i>Grade of building(s):</i>	I
<i>Proposed works:</i>	Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to internal layout: (iii) Extension of the east and west facades and (iv) Formation of level access into the building.
<i>Drawing numbers:</i>	As approved by the local authority.
<i>Other Documentation:</i>	N/A

<i>Date of application:</i>	24 December 2013
<i>Date of referral by Council:</i>	5 February 2014
<i>Date received by English Heritage:</i>	7 February 2014
<i>Date referred to CLG:</i>	18 February 2014

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

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LONDON OFFICE

Your Council is also directed not to approve the matters of detail to be submitted in pursuance of the following Conditions 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: 

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



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

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LONDON OFFICE

Schedule of Conditions

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

Our refs: L00366191

EH file number: LRS 003705

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. samples of the proposed materials for the exterior elevations of the extensions to the North Wing.
- b. details and method statement for the reinstatement of any architectural features on the gable ends of the North Wing.



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.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 18 February 2014 14:58
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:57 PM on 18 Feb 2014 from Dr Paul Simmons.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Paul Simmons
Email: [REDACTED]
Address: 96 Thomas More House Barbican London

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: Provides opportunity to allow fuller use of the N Wing which has been neglected for many years. It will protect the historic archives and treasures contained and improve the historic integrity of the Square. The 1960s buildings were utilitarian and being vacant now allow the architect to create two "bustles" for service use and fire escape. Landscaping around Barts the Less and the courtyard N and E of the N Wing could allow a Maggie's Centre should that still be postulated. It would also enhance the setting of the church itself. This scheme seems to provide something good for everyone.

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 19 February 2014 16:20
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:20 PM on 19 Feb 2014 from Mrs Clare Maurice.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Clare Maurice

Email: 

Address: 33 Norland Square London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I write in support of the planning application. For more than 8 years I was chairman of Barts Charity and appreciated the uniqueness, both architecturally and the interior, paintings and décor. Each year we would hold a Review Day reception and I also attended a number of other social occasions. The building is astonishing as a testament to philanthropic giving - so many names on the walls, but it is in a lamentable state of repair and has also reached the point of embarrassment. My elder daughter recently got married and we considered using the Great Hall as a reception venue, but the support facilities such as the lavatories, cloak rooms and kitchens were in so poor that we could not entertain that as an option. We would otherwise have willingly committed to use the Great Hall. I have had the privilege to enjoy the historic value of the building , its archives etc and feel

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 19 February 2014 16:20
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:20 PM on 19 Feb 2014 from Mrs Clare Maurice.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Clare Maurice

Email: 

Address: 33 Norland Square London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I write in support of the planning application. For more than 8 years I was chairman of Barts Charity and appreciated the uniqueness, both architecturally and the interior, paintings and décor. Each year we would hold a Review Day reception and I also attended a number of other social occasions. The building is astonishing as a testament to philanthropic giving - so many names on the walls, but it is in a lamentable state of repair and has also reached the point of embarrassment. My elder daughter recently got married and we considered using the Great Hall as a reception venue, but the support facilities such as the lavatories, cloak rooms and kitchens were in so poor that we could not entertain that as an option. We would otherwise have willingly committed to use the Great Hall. I have had the privilege to enjoy the historic value of the building , its archives etc and feel

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 19 February 2014 10:20
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:19 AM on 19 Feb 2014 from Mr William Shand.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr William Shand

Email: 

Address: 25 Station Road Nassington Peterborough

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The North Wing at Bart's is without question a building of outstanding historical and architectural importance. But it needs to be brought into the 21st century and used. The plan put forward by Sir Michael Hopkins seems admirably to fulfil the criteria for making the North Wing a viable commercial enterprise, the improvement of support facilities for example being essential to achieve this. Without such improvements the building will continue to deteriorate and a valuable City asset will be lost. Also of great importance is the preservation of the whole of Bart's as a viable centre for healthcare for many years to come, and one important aspect of this is the proposed Maggie Centre. However simply to build it as an add-on to the east end of the North Wing would in all probability be of detriment to both schemes. The Hopkins plan to separate the two and to provide a landscaped environment would not only allow the full potential of the North Wing to be realised but would greatly enhance the attraction of the Maggie Centre as a

place for provision of healthcare for cancer patients and their families. The Hopkins plan is visionary and exciting and worthy of the great architectural traditions of the City of London.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 20 February 2014 18:04
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:04 PM on 20 Feb 2014 from Mrs Jennifer Peiser.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Jennifer Peiser

Email: 

Address: Boxwood Dimmocks Lane Sarratt

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: My family and I have been involved with Bart's for three generations and we are immensely proud of its worldwide reputation firstly as a centre-of-excellence, secondly by its differences from other London hospitals due to its unique ambience as a result of its magnificent buildings and paintings, and thirdly due to its 'history'. This application embraces all of these aspects and I therefore wholeheartedly support it.

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 20 February 2014 07:25
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:24 AM on 20 Feb 2014 from Dr John Sutcliff.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr John Sutcliff

Email: [REDACTED]

Address: Melroyd End Main Road, Bicknacre Chelmsford, Essex

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: Bart's Hospital is unique in being nearly 900 years old and on its original site. The James Gibbs buildings in the square form a beautiful unit which has been marred by various modern accretions. The Hopkins plans will restore the original layout whilst improving the usefulness and accessibility of the buildings which are of immense historical value.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 21 February 2014 05:27
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:27 AM on 21 Feb 2014 from Dr Simon Campbell-Smith.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Simon Campbell-Smith
Email: [REDACTED]
Address: 8 Shepherd Market LONDON

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: The City of London Planning Authority well knows that St Bartholomew's Hospital is the oldest medical teaching institution in the UK, and that its James Gibbs' North Wing is of unique heritage value, not only because of its Hogarth paintings but also because its Hopkins' recommended restoration would restore symmetry to the square of St Bartholomew's Hospital. However, to make this building commercially self-sustainable it requires adaptation, both properly to store its 791 years' worth of archives, and to fulfil current health and safety, and disabled access, regulations. The Sir Michael Hopkins inspired Planning Application cleverly and sensitively meets these and other requirements of the too long neglected Gibbs' North Wing, while at the same time providing the space to accommodate the Maggie's cancer Centre. It seems to me that this time round this Planning Application provides a common sense compromise that could - and, in my view, should - be acceptable to both these parties, and that therefore the City of London

Planning Authority should accept this Application.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 22 February 2014 09:53
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:52 AM on 22 Feb 2014 from Dr Judith Webb.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Judith Webb

Email: [REDACTED]

Address: 3 Sellers Hall Close London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I write in strong support of the Hopkins proposal for the North Wing at St Bartholomews Hospital, which, by removing two 1960s additions, would allow this important historical building to be restored in a style in keeping with its period. At the same time, modernisation of the facilities would make the building and its historic contents, which include the Hogarth wall paintings and a collection of unique old documents, more accessible to the public. The adjacent landscaped area in the plan would provide an appropriate setting for the building, and potentially also a possible site for the proposed Maggie's Centre.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 23 February 2014 19:58
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:58 PM on 23 Feb 2014 from Miss Alison Knapp.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Miss Alison Knapp

Email: [REDACTED]

Address: 19 Thamespoint Fairways Teddington

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The North Wing at Barts is of historical and architectural significance. It is in urgent need of refurbishment together with approximately £4m worth of backlog maintenance requiring to be undertaken. In order to tackle this, and to make it fit for purpose for the 21st Century and meeting basic health and safety regulations, other improvements that ensure there is appropriate public access, catering facilities and cloakrooms must be made. The Hopkins plan for the North Wing addresses all of these requirements, and in addition provides up to date storage, display and public access to the valuable and extensive archive material. I undertook my nursing training at Barts, and have seen the North Wing used for a variety of occasions. Its future must be secured for future generations to appreciate and enjoy - I fully support the Hopkins plan which will ensure it has a viable and financially secure future.

Delves, Gemma

From: Wells, Janet (Built Environment)
Sent: 24 February 2014 09:23
To: Delves, Gemma
Cc: Wells, Janet (Built Environment)
Subject: FW: Application Comments for 13/01228/LBC

Gemma

13/01228/LBC

Regards

Janet C Wells
Planning Support Officer
Department of the Built Environment
0207 332 3794

www.cityoflondon.gov.uk

From: PlnComments@cityoflondon.gov.uk [mailto:PlnComments@cityoflondon.gov.uk]

Sent: 23 February 2014 19:58

To: PLN - Comments

Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:58 PM on 23 Feb 2014 from Miss Alison Knapp.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Miss Alison Knapp

Email: 

Address: 19 Thamespoint Fairways Teddington

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The North Wing at Barts is of historical and architectural

significance. It is in urgent need of refurbishment together with approximately £4m worth of backlog maintenance requiring to be undertaken. In order to tackle this, and to make it fit for purpose for the 21st Century and meeting basic health and safety regulations, other improvements that ensure there is appropriate public access, catering facilities and cloakrooms must be made. The Hopkins plan for the North Wing addresses all of these requirements, and in addition provides up to date storage, display and public access to the valuable and extensive archive material. I undertook my nursing training at Barts, and have seen the North Wing used for a variety of occasions. Its future must be secured for future generations to appreciate and enjoy - I fully support the Hopkins plan which will ensure it has a viable and financially secure future.

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 23 February 2014 16:32
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:32 PM on 23 Feb 2014 from MR AND MRS JOHN AND MARJORIE BUTLIN.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: MR AND MRS JOHN AND MARJORIE BUTLIN
Email: [REDACTED]
Address: 67, MAIN ROAD STONELY ST. NEOTS

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: We write in support of the Hopkins Plans to improve the setting and functioning of the North Wing. We have had an association with Barts. Hospital for more than 30 years. One of our daughters was a medical student there. We still visit the Great Hall several times a year for concerts in aid of Barts. charities as well as some other events. The North Wing with the Great Hall and Museum is architecturally beautiful and the Hogarth murals on the staircase are wondrous to behold. We believe the Hopkins plans will enable the historic value of the North Wing to be conserved and valued for future generations. The proposed improvements, modernisation and improved access would make it possible for the Great Hall to be made more available for the public for use as a venue for various functions. The Hopkins plans

proposals would allow an opportunity for the Great Hall to become self-funding and thus conserved and valued.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 23 February 2014 15:55
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 3:55 PM on 23 Feb 2014 from Mrs Jennifer Peiser.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Jennifer Peiser

Email: 

Address: Boxwood Dimmocks Lane Sarratt

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: My family and I have been involved with Bart's for three generations and we are immensely proud of its worldwide reputation firstly as a centre-of-excellence, secondly by its differences from other London hospitals due to its unique ambience as a result of its magnificent buildings and paintings, and thirdly due to its 'history'. This application embraces all of these aspects and I therefore wholeheartedly support it.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 23 February 2014 12:42
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 12:42 PM on 23 Feb 2014 from DR JANET BUTLIN.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: DR JANET BUTLIN
Email: [REDACTED]
Address: 71, MAIN ROAD, STONELY ST. NEOTS

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I have had an association with St. Bartholomew's Hospital for 36 years. I support the Hopkins Plans which appear to offer the opportunity to restore the North Wing of the hospital and, with the demolition of the now empty 1960's buildings, complement the rest of the Square and still allow space for development of a Maggie's Centre. The Great Hall in the North Wing is beautiful and it is so important it is conserved for future generations. The murals on the staircase painted by locally born William Hogarth, free of charge, in 1733 when the North Wing was newly constructed, deserve to be more available to the public. The Hopkins plans allow this. The proposed modernisation of facilities and improved access make it possible for the North Wing to be used for a variety of functions and events not currently possible. The Museum is open to the public,

There is a duty to display and store valuable historical archives in a manner to make them available but also prevent deterioration. The Hopkins plans proposals allow this.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 24 February 2014 18:04
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:03 PM on 24 Feb 2014 from Mrs Fiona Lukes.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Fiona Lukes

Email: [REDACTED]

Address: 347 Ben Jonson House Barbican London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: This unique building deserves to have its future secured. This can be achieved effectively by having its own kitchen and toilet facilities so that functions can be held there, which in turn will bring in revenue for the building's on going maintenance. This will ease the burden on the NHS to finance such maintenance. If these improvements are rejected by the Planning Authority, then the Great Hall cannot be self funding. While Maggie's Centre is clearly of great benefit to the community, why can they not accommodate the Great Hall's needs within their plans, as Hopkins have accommodated theirs? This great building with its magnificent Hogarth mural faces a rare chance to secure its future and surely this chance is too vital to miss?

Flat 9 - The Exchange
132 Commercial Street
London E1 6NG

25 February 2014

Department of the Built Environment
City of London
P.O. Box 270
Guildhall
London EC2P 2EJ

120841

Dear Sirs

**Planning Application - North Wing, St Bartholomew's Hospital
Ref. 13/01228/LBC**

I am writing in strong support of this Planning Application.

I have only fairly recently discovered the unique and beautiful Great Hall of St Bartholomew's Hospital - a truly 'hidden' treasure of London. This exceptional building and its Archive simply must be properly conserved and made much more available to the public.

A scheme like this one deserves to be handled in a sensitive and intelligent way. This has been masterly achieved by the Hopkins Plan which will restore architectural symmetry to the North Wing. It will also enable improvement to the support facilities and the fulfilment of all health and safety requirements, which in turn will enable the building to become self-funding. That has to be good news for the NHS, as well as for all others concerned!

The landscaped garden, with the bonus of space for a Maggie's Centre, is another enlightened part of the proposed scheme.

The historical value of this building and its splendid interior cannot be over-emphasised. I urge you to give planning permission for the Hopkins Plan to proceed.

Yours faithfully



Tessa Abineri

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 25 February 2014 12:11
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 12:11 PM on 25 Feb 2014 from Mrs Mary Smith.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Mary Smith

Email: [REDACTED]

Address: Chequer Lodge Ash Canterbury

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application.

Reasons for comment:

Comments: I fully support this application for work to the North Wing of St. Bartholomew's Hospital. I see its purpose as protecting, improving and maintaining the fabric and setting of this unique and historically important Grade 1 listed building. As a Bart's trained nurse I attended many functions in the Great Hall and vividly remember the impressive staircase, the magnificent Hogarth murals and many other rare and important paintings and artefacts. Proposals to make the Great Hall more accessible for the disabled, provide up to date cloakroom facilities and upgrade catering services are essential to enable the Great Hall to generate a viable income. Opportunities will then be created for marketing high class functions and developing a framework for the venue to become a successful visitor attraction. These upgrades are also required for complying with Health

and Safety legislation. If this heritage is to survive then this application goes a long way to ensuring its future.

HJT2635

Peter Morris OBE
Chief Executive

Trust Executive Offices
Barts Health NHS Trust

Ground Floor, Pathology and Pharmacy Building
80 Newark Street
London
E1 2ES

26 February 2014

Email: PLNComments@cityoflondon.gov.uk

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

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	04 MAR 2014	LTP
OM		SSE
No	120908	PP
FILE		DD

Dear Ms Delves

Ref: PT_GD/13/01228/LBC, North Wing, St Bartholomew's Hospital, West Smithfield, London EC1A 7BE

I am writing on behalf of the Trust Board of Barts Health NHS Trust to record our objection to the above planning application submitted by Hopkins Architects on behalf of the Friends of The Great Hall and Archive of St Bartholomew's Hospital.

Barts Health NHS Trust is the freeholder of the buildings to which this planning application relates. The planning application by the Friends of The Great Hall and Archive seeks to demolish buildings at both the eastern and western ends of the North Wing at St Bartholomew's Hospital and to replace them with new "bustles". It also outlines what the Friends believe is an alternative location for a Maggie's Cancer Caring Centre at St Bartholomew's Hospital, in a space set back from the North Wing.

This proposal is not only incompatible with the Trust's estates strategy but would also have a significant adverse impact on patient care. It is for these reasons that the application is opposed by the Trust Board. Of greatest concern to the Trust is that the Friends' proposals:

- Would prevent the creation of an important support facility for cancer patients and their families.
- Indicate an unsuitable alternative location for a Maggie's Centre which would significantly impact on the safe running of the hospital by adversely affecting essential infrastructure services which serve the main hospital and the Trust's ability to deliver patient care in the Kenton and Lucas Block.
- Remove the opportunity to develop improved outpatient, imaging and clinical administrative support services for cardiac patients on the hospital site.
- Restrict the Trust's ability to develop commercial opportunities which would generate revenues to be put back into improving patient care across the Trust.

Further details of these concerns are set out below.

At the eastern end of the North Wing, there is an active proposal to build a Maggie's Cancer Caring Centre adjacent to the North Wing. A planning application in respect of this is due to be submitted shortly to the City of London by The Maggie Keswick Jencks Cancer Caring Centres Trust. The Maggie's Centre would be built on the same piece of land that the Friends of The Great Hall and Archive propose to build on in this application. The two planning applications are therefore incompatible and, for clarity, the Trust Board fully supports the Maggie's Centre proposal.

The proposed Maggie's Centre will provide a much needed support facility for the cancer patients of St Bartholomew's Hospital and their families, carers and friends, strengthening the position of Barts in The City as a world class cancer centre combining excellence in clinical care, research and patient experience. The Maggie's Centre, which will also be available for use by cancer patients who are residents and workers in The City of London, irrespective of where they are being treated, has the strong support of Barts cancer clinicians who see it as playing a vital role in supporting people whose lives are affected by cancer.

As noted above, the planning application by the Friends of The Great Hall and Archive outlines an alternative location for the Maggie's Centre in a space set back from the North Wing. While not part of the Friend's formal planning application, the Trust Board wishes to put on record its opinion that such a site would be unsuitable. It would not provide sufficient or appropriate space for the proposed Maggie's Centre; it would involve the loss of existing disabled access into the Kenton and Lucas Block of the hospital which is used for patient care; it would obstruct light to this clinical building; it would be likely to adversely impact on existing trees which carry Tree Preservation Orders; and it would be situated directly above major infrastructure services including electricity, gas and water mains serving the main hospital, thereby compromising the safe operation of the hospital. Barts Health NHS Trust cannot therefore support a building in this location.

This planning application by The Friends of The Great Hall and Archive also involves the demolition at the western end of the North Wing of an extension building which links the North Wing and the Old Pathology Building. The Trust has active plans for the use of this extension building as part of the essential delivery of hospital services on the Barts site, including cardiovascular outpatients, cardiovascular imaging and cardiovascular clinical administrative support. The Trust Board is therefore unable to support a proposal involving the loss of this building. If the Trust was not to have access to the building, there would be a negative impact on the delivery of clinical care and a significant financial cost involved in having to rent space off the Barts site.

The Trust Board recognises the enormous heritage value of the North Wing, and the northern sector of the Barts site more widely, and its obligation to preserve the heritage of the site and the hospital archives. While not being able to support the specific scheme being proposed by the Friends due to its negative impact on the Trust's plans for patient care, we are keen to continue to work with the Friends to secure the best possible outcome.

We recognise that substantial investment will be required to bring the North Wing up to the required standards. This will be both financial (to refurbish the building) and in terms of management resource. The Trust is clear that the North Wing will remain an integral part of the hospital campus although the necessary investment will need to come from non-NHS sources. We are therefore considering establishing the North Wing as a separate charitable entity or preservation trust, to celebrate the heritage of the building and to secure its long-term future. We firmly believe that this is achievable.

In summary, while strongly supporting the heritage of the Barts site, the Trust Board objects to the current application by the Friends of The Great Hall and Archive on the basis that it is incompatible with the Trust's plans for the delivery of high quality, patient-centred clinical care at St Bartholomew's Hospital.

I hope that careful consideration will be given to these comments and I would, of course, be very happy to provide any further information you may require.

Yours sincerely

A black rectangular redaction box covering the signature of Peter Morris.A black rectangular redaction box covering a line of text, likely a name or title.

Peter Morris
Chief Executive
Barts Health NHS Trust

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 26 February 2014 10:50
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:50 AM on 26 Feb 2014 from Professor Paola Domizio.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor Paola Domizio

Email: [REDACTED]

Address: 19 Furlong Road London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: I have been attending functions in this beautiful building for almost 30 years and it is without doubt one of the most unique and historic venues in the entire City of London. Conservation of the building and its stunning artistic heritage is of paramount importance, not to mention safeguarding it for future generations to continue to enjoy its wonderful ambience. In order for this to happen, however, the infrastructural facilities need to be improved, particularly the toilet and kitchen areas, as well as access for individuals with restricted mobility. The two ugly 1960's buildings at each end of the North Wing (one of which I worked in for 20 years) are now empty, and there is thus the opportunity to demolish them and restore the architectural symmetry to the North Wing, thereby enhancing the appearance of the rest of the Square. The Hopkins plan is brilliant in its

approach and fulfils all the required criteria. It will restore the building to its original glory and enhance its functionality for future generations. This unprecedented opportunity **MUST NOT** be lost.

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 26 February 2014 06:14
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:13 AM on 26 Feb 2014 from Miss Renee Villaluna.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Miss Renee Villaluna
Email: [REDACTED]
Address: 5-8 St Mark's Square London

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments:

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 26 February 2014 06:12
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:11 AM on 26 Feb 2014 from Mrs Gabrielle Jungels-Winkler.

Application Summary


Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Gabrielle Jungels-Winkler
Email: 
Address: 33 Chelsea Square London

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment:
Comments: I fully support this project.

BROOK COTTAGE 22A LOWER CAMDEN CHISLEHURST KENT BR7 5HX

Tel: [REDACTED] e-mail: [REDACTED]

27th February, 2014

City Planning Officer
Peter Wynne Rees MSc BArch BTP RIBA FRTP
Department of the Built Environment
P.O. Box 270
City of London Corporation
Guildhall
London, EC2P 2EJ

TPD	CPO	PPD
OM	03 MAR 2014	LO
No	120893	SSE
FILE	Copies to	PP

Ref 2014/1
English Heritage:
Dr Simon Thurley
Michael Dunn
Sir Michael Hopkins
David Selby, Hopkins Architects
Marcus Setchell CVO
Prof. Gerald Libby

Dear Mr. Rees,

Applications Full/LBC/CAC
The North Wing, St. Bartholomew's Hospital
West Smithfield, London EC1A 7BE and associated works
Planning Ref. No.13/01228

We write in support of the planning applications by Hopkins Architects as agents for the Friends of the Great Hall and Archives of St. Bartholomew's Hospital, who are the applicants.

Our relevant c.vs are given at Appendix A to this letter. From these you will see that we both have a long connection with planning, urban design, conservation and historic buildings in the City of London. We are both Freemen of the City of London.

We have examined the drawings etc. forming the Hopkins Architects applications. We have also inspected the documentation made available to us in the Guildhall and we have both visited the site and adjoining area including going inside the North Wing on Wednesday, 27th February, 2014. We also went in the Museum. (We have previously been inside the North Wing on several occasions; our office, when we were Rothermel Thomas was situated for fourteen years from 1979 to 2003 in Cowcross Street so we are very familiar with the area.)

The North Wing of Bart's Hospital was designed by James Gibbs as part of his group of four similar buildings grouped formally round a square. Only the North, East and West wings remain. The group was built between 1730 and 1759. Pevsner states 'The Gibbs Court looks very much like the 18th c. beau ideal of a Cambridge college court, with three detached, solid, stately, stone-faced blocks and a broad archway through one of them, the one in the NW [North Wing]. The detail is sparse and Palladian.'

The stone facing was originally (by Gibbs) in Bath stone, one of the earliest cases in London of the use of Bath stone. It was recased in Portland stone by Hardwick in 1851, but some Bath stone remains in the central archway although possibly painted over. The softness of the Bath stone is very apparent.

The Gibbs trio is part of a group of listed buildings, including the Grade I Gatehouse of 1702, St. Bartholomew the Less, Grade II, and the Medical School of 1879, Grade II.

The grand formal composition by Gibbs is one of his major works in London and the design of the individual blocks has a formal, but simple, restrained grandeur. Even with the loss of his southern block it is still a very fine group.

The North Wing is listed Grade I and the listing description as quoted in the Museum of London Archaeology Report states that the North Wing was built between 1750 and 1759.

The SouthWing was demolished and replaced by the George V block designed by Lanchester, Lucas and Lodge in 1934.

Two 'lumps' have been added to the North Wing. The extension at the east end was built in the 1950's and that at the west end in the 1970's. In different ways, both are incongruous as extensions to the Grade I listed Gibbs wing and their removal would improve the appreciation of the listed building and improve the character and appearance of the conservation area. Their removal would significantly restore the integrity of the North Wing.

The Hopkins Proposals

As well as demolishing the two lumps (of 1950 and 1970) the Hopkins scheme would add a 'bustle' at each end of the North Wing to provide a lift and staircase at each end. In addition to improving the viability of the North Wing and its usefulness, thus bringing it back to life, these would be modest, reticent, elegant additions. They would pick up the theme of the existing Gibbs 'bustles' on the East and West wings, but are lower, and narrower than they are.

The Hopkins bustles would tuck in under the Gibbs cornice, and would be slightly narrower than the North Wing's breadth. The elevations do not ape the Gibbs design but are clearly modern in expression. They are subordinate to the majestic Gibbs elevations, but pick up subtly the lines of its plinth and string courses. The materials are Portland stone as for Gibbs, and glass. A narrow vertical strip of glass separates the bustles from the Gibbs building.

The bustles are elegant, reticent, modest in scale, restrained and simple in appearance. Such apparent simplicity has only been achieved by a great deal of hard thought and work by the architects. We can confidently expect, given the past achievements of the architects, that the detail design of the bustles will match the quality of the design as shown at this stage. We feel strongly that, if designed in detail and supervised by these architects, the outcome will be a little gem. The choice of the particular type of Portland stone will be very important: it must be real Portland stone and not a substitute and it must relate in colour and texture to the Portland stone on the existing North Wing.

The sentiment expressed by the Architects on p. 63 of the Design and Access Statement of 13th December seems to us exactly what is needed.

The proposals for the existing North Wing including its east and west elevations seem to us to be wholly acceptable: imaginative but sympathetic to the existing building. We support all aspects of the proposals.

18th c. drawings of the Gibbs building show urns above each pier on the three blocks. Perhaps they could be replicated? We assume that the whole exterior of the North Wing will be cleaned.

We should be grateful if you would convey these views in full to the planning committee.

We both hope very much that the Committee will approve these applications and we look forward in due time to seeing the completed scheme which will enhance both the Grade I listed building and the conservation area.

Yours sincerely,

A large black rectangular redaction box covers the names and titles of the signatories.

James R.G. Thomas BA Arch., Dip TP, FRIBA, FRTPI
Anne M. Thomas BA, MA, FRSA

Appendix A - relevant cvs.

Appendix B - list of drawings etc consulted with regard to this case.

**APPENDIX A
RELEVANT CVs**

James R.G. Thomas BA Arch.Hons, Dip. T.P, FRIBA (retired), FRTPI (retired)
sometime Deputy Surveyor of Historic Buildings, GLC
sometime Deputy City Architect and Planning Officer, Corporation of London
sometime Director of Planning and Transportation, City of Westminster
Principal: Rothermel Thomas 1987-2003
Consultant: Howard Sharp & Partners
former committee: City Architecture Forum
former committee: City of London Conservation Area Advisory Committee
Freeman: city of London
Founder Liveryman, Master and now Senior Past Master, Worshipful Company of
Chartered Architects.

Past Master, Worshipful Company of Fan Makers
former committee: City Heritage Society
sometime Vice-President, Royal Institute of British Architects

**Anne M. Thomas BA (London) History of Art and Architecture (Profs Pevsner
and Summerson, English and History; MA Urban Design; FRSA**
Historic Buildings and Conservation/Partner: Rothermel Thomas 1988-2003
Consultant: Howard Sharp & Partners
former Chairman: City of London Conservation Area Advisory Committee
former Chairman: City Heritage Society
former Committee Member: Queenhithe Ward Club
Freeman of City of London
Liveryman of Pattenmakers' Company

Appendix B

We examined the drawings comprising the listed building application (but we were told that the drawings forming the planning application were identical).

The drawings we saw were:-

3000 A, 3001 A, 3002 A, 3003 A, 3004 A, 3005 A, 3006 A, 3007 A, 3051 A, 3102 A, 3103 A, 3104 A 3105 A, 3106 A, 3107 A, 3151 A 3152 A 3153 A, 3154 A, 3155 A, 3156 A, 3251 A, 3252 A, 3253, 3254 A 3255 A, 3256 A, 3257 A, 3300 A, 3301A, 4011 A, 4012 A, 4013 A, 4014 A, 4050 A, 4110 A, 4111 A, 4112 A, 4113 A, 4114 A 4150 A 4151 A 4300, 4350.

We also looked at the North Wing Heritage Statement Brochure of December 2013, and the North Wing Design and Access Statement of December, 2013, and the Historic Environment Statement by Museum of London Archaeology Department of December, 2013.

Begum, Shupi

From: PInComments@cityoflondon.gov.uk
Sent: 27 February 2014 17:02
To: PLN - Comments
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:02 PM on 27 Feb 2014 from MRS CATHERINE DAWSON.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: MRS CATHERINE DAWSON
Email: [REDACTED]
Address: SPRINCE OF WALES ROAD GREAT TOTHAM MALDON

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The historical value of this building its achives all need to be conserved, and also made available for the public to use. It could be used for a variety of events & functions which would in turn bring revenue to help with the upkeep of this historical building. If this is to be the case then such improvement needs to be supported by facilities such as toilets, cloakrooms, kitchen modernisation and improved access for disabled people with lifts, and a secondary staircase, because the building would not pass basic health & safety regulations. The fact that the two 1960's buildings at the east & west end of the building are now empty gives an unprecedented opportunity to restore architectural symmetry to the North Wing complimenting the rest of the square. The Hopkins plan fulfils all criteria to restore the building and enhance it functionality, and with the landscaped garden around the Church and the courtyard

north & east of the North Wing (could also house a Maggie's Centre), which would neatly complete the design. I am an ex Barts Nurse, when I came for my first interview before I started my training I was shown the Great Hall which was laid out for a function and this is something I never forgot, and when I qualified as a nurse I received my certificate, badge & prize from the Duke of Gloucester in front of my parents in the Great Hall, which was a very special occasion and one I shall never forget, and something that cannot be replicated anywhere else with all the history of that room and of Barts. I know how much Barts is treasured by the City as I took part in the Lord Mayor's show and the pride I felt which I walked toward Mansion House and everyone on the balcony stood and waved their hats as we all marched past, and the crowds shouted. The history & the treasured that Barts have must be protected for others to enjoy in the years to follow.

Begum, Shupi

From: PInComments@cityoflondon.gov.uk
Sent: 28 February 2014 10:47
To: PLN - Comments
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:46 AM on 28 Feb 2014 from Dr Robert Johnson.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Robert Johnson
Email: [REDACTED]
Address: 9 Ridgeway Road Long Ashton Bristol

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I fully support the proposed work. These buildings are historically and architecturally important and their beauty and functionality will be greatly enhanced by the works. It is important that changes are made in order that these wonderful buildings are enhanced to preserve their qualities and make them available and suitable for the public and for appropriate events. On a personal note, my wife and I held our wedding reception in the Great Hall in 1968 and have frequently revisited the building noting the great need for restoration and improvement.

23 Eresby House
Rutland Gate
London
SW7 1BG

February 26th

No: 13/01227/FULL

To whom it may concern.
I have been associated
with St Bartholomews since
1973 and am an Associate
Non Executive Director.
I am delighted that the
above has been validated.
The Hopkins Plan fulfills
all the criteria to res-
tore the building and en-
hance its functionality.
A Maggie's Centre fits
perfectly into the garden
around the Church and
courtyard north and

East of The North Wing.

The storage and display of valuable archives of great historical value need to be improved to prevent deterioration (rain coming in to front hall) and to maximise availability.

The building cannot be self funding without improvements to toilets, cloakrooms and a modernized kitchen

We must do all we can to preserve and protect such a historical hospital founded in 1923.

Stothard, Gideon

From: PlnComments@cityoflondon.gov.uk
Sent: 01 March 2014 16:21
To: PLN - Comments
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:20 PM on 01 Mar 2014 from Sir John Chalstrey.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Sir John Chalstrey
Email: [REDACTED]
Address: 113 The Chine London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: As a former Bart's surgeon (1969-1996) and trustee of Bart's & The Royal London Charitable Foundation (1998-2008), I welcome the opportunity to support the adoption of the Hopkins Plan for the restoration and refurbishment of the North Wing of St Bartholomew's Hospital. For many years the fabric and facilities of this superb eighteenth century Grade One Listed building have been allowed to deteriorate. Despite this, the Great Hall and the other rooms in the North Wing are in almost continuous use as meeting places for very many organisations, especially those associated with the NHS Trust, the Medical School and the School of Nursing. In addition to preserving the fabric of this elegant and extremely useful building for future generations, the

Hopkins Plan will provide greatly improved toilet and cloakroom facilities, modern lifts and fire escapes, properly designed access for disabled people and much-needed kitchen modernisation.

Begum, Shupi

From: PlnComments@cityoflondon.gov.uk
Sent: 02 March 2014 15:39
To: PLN - Comments
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 3:38 PM on 02 Mar 2014 from Dr Claire Capstick.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Claire Capstick

Email: [REDACTED]

Address: 75 Harley Street London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I write to support the Hopkins Plan. The Great Hall of St Bartholomew's Hospital is unique historically and architecturally . The Hall and its Archives must be conserved. The Hopkins Plan perfectly addresses preservation and restoration whilst enhancing the functionality of the building and thus enabling continued enjoyment by future generations. If this application is not implemented future generations will lament such poor judgement as an act of vandalism.

Begum, Shupi

From: PlnComments@cityoflondon.gov.uk
Sent: 02 March 2014 15:39
To: PLN - Comments
Subject: Application Comments for \${commentInfo.refVal}

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at \${commentInfo.whenSubmitted} from \${commentInfo.name}.

Application Summary

Address: Not specified

Proposal: Not specified

Case Officer: No case officer assigned

[Click for further information](#)

Customer Details

Name: \${commentInfo.name}

Email: [REDACTED]

Address: \${commentInfo.address}

Comments Details

Commenter Type: \${commentInfo.contributorTypeText}

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I write to support the Hopkins Plan. The Great Hall of St Bartholomew's Hospital is unique historically and architecturally . The Hall and its Archives must be conserved. The Hopkins Plan perfectly addresses preservation and restoration whilst enhancing the functionality of the building and thus enabling continued enjoyment by future generations. If this application is not implemented future generations will lament such poor judgement as an act of vandalism.

Begum, Shupi

From: PlnComments@cityoflondon.gov.uk
Sent: 02 March 2014 11:22
To: PLN - Comments
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:22 AM on 02 Mar 2014 from Mr Edmund Dorrell.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Edmund Dorrell
Email: Not specified
Address: Eddygreen Farm Lytchett Matravers

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: I fully support the Hopkins plans for the Great Hall at Barts. It would be a tragedy not to restore such a fine building to its original splendour albeit with some modern facilities, and deny future generations of medical students, the staff at Barts, members of the public and visitors from abroad that feeling of awe and inspiration that I felt when climbing that staircase surrounded by Hogarth paintings and sitting my examinations in that huge space with its magnificent ceiling and decorations. We need to conserve our fine architecture and make full use of it , not least to compete with the other great cities of the world.

Begum, Shupi

From: PInComments@cityoflondon.gov.uk
Sent: 03 March 2014 11:27
To: PLN - Comments
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:26 AM on 03 Mar 2014 from Ms Jackie Roe.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Ms Jackie Roe
Email: [REDACTED]
Address: 32 St Mary's Grove London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I have been associated with Barts Hospital for over 40 years during which time I have enjoyed attending many functions in the historic Great Hall, approached by the Hogarth staircase. Sadly the supporting facilities are no longer in keeping with current requirements (such as the need for improved disabled access, more accessible toilet facilities, and improved kitchen facilities). The Hopkins Plan seems to provide a magnificent opportunity to update the facilities of this historic North Wing including storage of the extensive archives and museum.

Begum, Shupi

From: Pln - CC - Development Dc
Subject: FW: Contact Centre Email Referral COL:01945707
Attachments: LAMAS e-mail heading.png

From: Vicki Fox [REDACTED]
Sent: 05 March 2014 15:54
To: PlanningQueue
Cc: Jon Finney; [REDACTED]
Subject: Ref: 13/01227/FULL & 01228/LBC - North Wing, St Bartholomew's Hospital, West Smithfield, EC1A 7BE

For the attention of Gemma Delves

This Committee acts on behalf of the Council for British Archaeology in respect of Listed Buildings and Applications within the Greater London area. The Committee discussed the above case at its meeting on Tuesday, 25 February 2014 and made the following observations:

The Committee welcomed this proposal as it removed accretions and restored the symmetry of the North Wing as a stand-alone structure, part of the great ensemble of buildings around the courtyard as Gibbs originally intended.

No objections were raised to either the internal changes that had little impact on the major spaces such as the Great Hall and Holbein staircase, or the proposal for the Pathology Department buildings involving a new glazed link between the buildings on Giltspur Street.

Points of concern to the Committee were the "bustles" (thin extensions at either end of the main Gibbs block containing new stairs and lifts) as they needed to be more clearly differentiated from the Grade I Listed Building. A wider glazed slot was suggested (at least on the South elevation).

The roof to the new extensions should be clearly under the cornice line, and the extensions need to be set back in plan form so that the glazing or wall was clearly (ie. approximately 4½" minimum) behind the quoins. The height of the extensions needs to take account of any requirement for lift overruns.

The changes in level across the southern side to achieve level access were considered too extensive and would harm the appearance of the building from the Courtyard. The architects were urged to consider a more contained scheme of ramped levels up to the doorways.

Finally, there was the question of the Maggie's Centre. This needs resolving (a) because it is a facility that everyone would welcome; (b) because Steven Holl's scheme cannot now be implemented and, (c) because the preferred site for the centre is within the red line area and, obviously, impacts upon the setting and landscaping.

The Committee would welcome the chance to comment on or discuss amendments to this scheme as it has the potential of delivering a major enhancement to the character, appearance and setting of an important heritage asset

Vicki Fox (Hon. Secretary)

LAMAS - Historic Buildings & Conservation Committee

Begum, Shupi

From: PlnComments@cityoflondon.gov.uk
Sent: 06 March 2014 19:06
To: PLN - Comments
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:05 PM on 06 Mar 2014 from Mrs Ursula Johnson.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Ursula Johnson

Email: [REDACTED]

Address: 9 Ridgeway Road Long Ashton Bristol

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: My husband and I held our wedding reception in the magnificent Great Hall at Barts in 1968. Since then we have been back many times and have become aware that the whole area on the north side of The Square is rather shabby and a confusion of architecture. It is architecturally a very significant area in the City of London and should be protected and developed with as much consideration to the original James Gibbs design as is possible. This must of course include the services necessary today to enable the Great Hall to be used for all sorts of functions and to be able to display the great number of valuable archives it possesses. There needs to be modernisation of all the public facilities, taking into account those who are disabled. Also it would be good to

see the outside area near Barts the Less made more attractive. If a Maggie's Centre is to be incorporated this would then be a restful and pleasant area to enjoy.

From: PlnComments@cityoflondon.gov.uk
Sent: 07 March 2014 11:53
To: PLN - Comments
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:53 AM on 07 Mar 2014 from Dr Roworth Spurrell.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Roworth Spurrell
Email: [REDACTED]
Address: 57 Lanchester Road Highgate London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: As a former consultant cardiologist at St Bartholomews Hospital I strongly support the Hopkins plan. The North Wing and especially the Great Hall are of great historic significance when one considers the decor and paintings within. The Hopkins plan will address the preservation of this historic building for the use of future generations while modernising cloakroom facilities, ease of access for the disabled, modernisation of lifts and fire escapes and a much needed upgrade of kitchen facilities. The building is in constant use by a variety of bodies and this plan **will** ensure that this use can be maintained for many generations to come.

Begum, Shupi

From: PInComments@cityoflondon.gov.uk
Sent: 07 March 2014 12:38
To: PLN - Comments
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 12:37 PM on 07 Mar 2014 from Dr Martin Brueton.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Martin Brueton

Email: [REDACTED]

Address: The Cleve, Castle Hill Woodgreen Fordingbridge

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: I have been fortunate to attend several functions in theThe Great Hall and I must emphasise that it is of particular architectural interest with unique paintings. It and the archive are of great historical value. Improvements in the kitchen facilities, the toilets and cloakrooms are essential if it is to be self-funding and sustainable into the future. The opportunity to restore the architectural symmetry of the North Wing and enhance the ambience of the Square must surely not be missed.

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 09 March 2014 11:55
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:54 AM on 09 Mar 2014 from Mr Andrew Phillips.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Andrew Phillips
Email: [REDACTED]
Address: 23 Meynell Road London

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I am impressed with the Hopkins Plan. It provides what this beautiful building needs: restoration, preservation and the opportunity to become a London heritage and cultural centre of attractive note. This last aspect seems timely given even more visitors and workers will soon be using new building developments in Smithfield. The Barts Archive must have improved conditions and deserves to be much more widely known. Much of its collection is unique, especially manuscripts and very many seals dating from the Hospital's origin - and of course the paintings. From experience as an Archive volunteer and my career with the national library I know this Archive to be of national importance. The Barts Square has been called "one of the great, if not the greatest, outdoor rooms in England" with the "intimacy some have called the secret places of the English". Sir

Michael Hopkins's proposal ensures this intimate grandeur continues, indeed enhances it.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 10 March 2014 20:43
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 8:43 PM on 10 Mar 2014 from Dr Diane Smyth.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Diane Smyth

Email: 

Address: Austins Warners Hill Cookham Dean, Berks

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I strongly support the excellent Hopkins plan regarding restoration of the North wing of St Bartholomew's Hospital. The plan accommodates all the criteria needed to restore the building, and by including improved support facilities (kitchen, toilets, cloakroom), improved access for the disabled, better fire safety and secondary staircases, there will be enhanced functionality and availability for public events which in turn will allow the building to become self funding. At the same time this plan also enables preservation of a building of immense historical value to the City of London, and its archives and beautiful paintings within. There is also the opportunity to include development of a Maggie's Centre in the area around the Barts the Less and the courtyard north and east of the North wing.

MARK FIELD MP
Cities of London & Westminster



HOUSE OF COMMONS
LONDON SW1A 0AA

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	14 MAR 2014	LTP
OM		SSE
No	120999	PP
FILE		DD

Mr Peter Rees
City Planning Officer
City of London Corporation
Guildhall
London
EC2P 2EJ

13/01227/FULL

11 March 2014

Dear Mr Rees,

**Re: Friends of The Great Hall and Archive of St Bartholomew's Hospital of
Ground Floor, 12 Cock Lane, London, EC1A 9BU**

I have been contacted by the above named organisation based in my constituency regarding the future of the North Wing at St Bartholomew's Hospital.

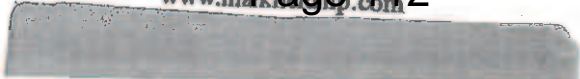
As I am sure you are aware, there is a degree of concern surrounding the future viability of the North Wing which I understand is a Grade 1* listed building. There are two competing planning proposals for the building which has accumulated a backlog of repairs and maintenance requirements. It is not for me to reach a judgement on the veracity of such concerns and I have accordingly forwarded the enclosed representations to ensure your team are aware of the worries expressed surrounding the building's future.

Thank you for taking the time and trouble to consider the concerns articulated by The Friends.

With kind regards,



ACKNOWLEDGED



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

Mark Field MP
House of Commons
LONDON SW1A 0AA

info@thegreathallatbarts.org.uk
www.bartsgreathall.com

10th March 2014

Dear Mr. Field

I am writing to you about plans which affect St. Bartholomew's Hospital in West Smithfield in your constituency of which I thought you should be aware.

The attached notes explain the background and planning proposals and the role of "The Friends of the Great Hall and Archive of St. Bartholomew's Hospital" of which I am the Chairman.

Essentially there are two planning proposals-one developed by Hopkins Architects for The Friends and the other for a Maggie's Cancer Centre designed by American architect, Steve Holl. It is the latter which has serious implications for the future viability of the North Wing including the Great Hall, the Hogarth Murals and the Archives. The NHS Trust supports the Holl design but if this gets planning approval it will mean that there can be no sustainable future for the North Wing, a Grade 1* listed building.

The Friends, along with The Barts Charity have a well-developed plan to set up a Heritage Trust, which the NHS Trust also supports, to restore and manage these buildings, which are outside the PFI and not used for clinical purposes. This would remove the financial burden from the NHS Trust but this will not happen if the Holl-designed Maggie's Centre is built. The Trust has already admitted a £4million backlog of repairs and maintenance for the North Wing, apart from restoration and regulatory compliant work. The Trust, and ultimately government, will be left to deal with the financial fallout of such a decision as well as widespread public outcry at the fate of an important piece of architectural and medical history.

The Friends and Hopkins Architects have done everything reasonable to try to get the Trust to see further than the deal they have done with the Maggie's organization; Hopkins have proposed an alternative which they are prepared to design pro bono up to the planning stage but this has been rejected. These plans will be considered by the City Planning Authority at a meeting on 8 April and have already attracted widespread support.

I am writing to the Secretaries of State for Health, Culture, Media and Sport and Communities and Local Government as the issue impacts on all three departments.

If it would help, I would be happy to meet to discuss further.

Yours sincerely,

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

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

BRIEFING: THE FUTURE OF THE HERITAGE SITE & GREAT HALL OF ST. BARTHOLOMEW'S HOSPITAL

This briefing covers-

- Recent history and developments
- Related issues- Cancer Care; Financial implications
- Friends February 2014 Newsletter with Hopkins Plans

The Friends organization was formally set up in early 2012. Its aim was to raise awareness of, and support those responsible for the unique architectural, art, archives and medical history of the country's oldest hospital (1123 AD).

The threat posed by the possibility of a wholly inappropriate building being attached to the North Wing has meant that The Friends has become the prime mover in campaigning to save this Grade 1* listed building from the threat of dereliction.

The Friends recognise and welcome the benefits of supportive and holistic care in the treatment of cancer patients, such as is provided by Maggie's Centres and Macmillan Cancer Care, but oppose the placement of the Maggie's building adjoining the North Wing. Choosing this site would prevent the changes needed at the east end of the Great Hall to improve access, fire safety, and toilet and cloakroom facilities. Architecturally it would prevent the restoration of the symmetry of James Gibbs design, and be detrimental to the development of a Heritage Site incorporating the Gatehouse, the Parish Church of St. Bartholomew-the-Less, and the now disused Victorian Pathology and Medical School blocks.

FURTHER INFORMATION:

Friends website: www.bartsgreathall.com

e-mail: info@thegreathallatbarts.org.uk

Friends/Hopkins Planning Application : www.planning2.cityoflondon.gov.uk Ref No.13/01227/FULL

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

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

BARTS NORTH WING AND GREAT HALL

Recent history and developments

2009 Options Study: This was commissioned by the then Barts and The London NHS Trust at a cost of £100,000. Hopkins Architects were appointed following open competition to review a number of options for the North Wing and associated heritage buildings which were outside the PFI contract. It was presented to the Trust in Autumn 2009. The report identified issues and suggested solutions to make the Great Hall work as a free standing venue with compliant fire escapes; lifts for disabled access; new kitchen and catering arrangements and access; adequate lavatories and cloakrooms; and improved arrangements for the Barts Archives. Importantly, it proposed service bustles at each end to incorporate the new stairs and lifts which would restore the original Gibbs symmetrical design.

2009-2012: During this time there was an approach from Maggie's Cancer Charity to the Trust. It is not known who made the approach or WHY and WHEN the Trust decided to set aside its own commissioned Options Study and offer the space to Maggie's. It is not known whether the decision was made by, or reported to, the Trust Board in full knowledge of its Heritage responsibilities.

2012: Friends of the Great Hall and Archive of St. Bartholomew's Hospital formally set up.

Mid-2012: It became known that the NHS Trust had made an agreement with Maggie's allowing them to build a new centre at the east side of the North Wing.

In 2012: The Friends ask Hopkins to review their 2009 options. The possibility of forming a Heritage Trust to relieve the NHS Trust of the burden of maintaining the North Wing and other heritage buildings at Barts is explored.

2012-2013: Hopkins develop a scheme within which the North Wing is shown in the context of a masterplan for the heritage buildings with a new landscape setting suitable for a Maggie's Centre.

January 2013: The Trust arranged for Maggie's to give a presentation at Barts. No member of the Trust was present and what had been billed as an opportunity to see their plans turned out to be

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

Chairman: Sir Marcus Setchell, KCVO

Vice-Chairman: [Name obscured]

Ground Floor

12 Cock Lane

London

EC1A 9BU

info@thegreathallatbarts.org.uk

www.bartsgreathall.com

a marketing presentation about the Maggie's philosophy. IT WAS MADE VERY CLEAR IN THE DISCUSSION THAT OBJECTIONS WERE NOT TO A MAGGIES CANCER CENTRE AT BARTS BUT THAT THE STEPHEN HOLL BUILDING WAS THE WRONG BUILDING ON THAT SITE. The Maggie's representatives had not been briefed about the sensitivity of the site or the 2009 Hopkins Options. A lead oncology clinician at Barts also claimed not to know. Representatives of the Friends Committee and Hopkins try on several occasions to meet with Maggie's representatives but these approaches were unsuccessful.

22 March 2013: The Trust CEO convenes a meeting of representatives of the Trust/Friends/Maggie's and The Trust Archive Committee at Barts. He states in his introduction that the Barts mission is to be outstanding in cancer and cardiology and in the protection of its Heritage. At the end of the hour-long meeting he asks the professional advisers of the Friends and Maggie's to look for a "Third Way" within four weeks. When asked to delay their planning application until the results of this further work could be considered Maggie's refused. In the event, Hopkins came up with possible solutions but Maggie's did not and later said compromise was not possible.

4 June 2013: Maggie's plans are refused (11:8) by the City Planning Committee but withdrawn before grounds for refusal were published.

16 July 2013: At a meeting between the Chairmen of the Trust, the Barts Charity, the Friends and Hopkins Architects, the Trust declare support for the re-submission of the Maggie's scheme.

20 and 21 October 2013: Maggie's exhibit their plans at Barts for the Holl scheme, unchanged since their rejection/withdrawal.

16 and 17 December 2013: The Hopkins plans are exhibited at Barts. Members of the City Planning Committee attend.

20 December 2013: Hopkins submit plans on behalf of the Friends to the City Planning Authority (www.planning2.cityoflondon.gov.uk Ref. No.13/01227/FULL or 13/01228/LBC)

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

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

20 January 2014: SAVE Smithfield Exhibition attended by Friends and Hopkins representatives. The Friends and SAVE Smithfield agree to support each other.

12 February 2014: Maggie's and the Friends and Hopkins are invited to present their plans, separately, to the Trust Board, including the non-execs.

13 February 2014: Sir Michael Hopkins was advised that the Trust Board voted to support Maggie's application.

8 April 2014: City Planning Committee to consider the Friends/Hopkins Plans.

RELEVANT ISSUES

CANCER CARE AT BARTS

Under the partnership with UCLH it is planned that the bulk of cancer care will transfer TO UCH (and cardiac care will transfer FROM UCH).

Barts already has a Macmillan Cancer Centre - named after the late Dr Vicky Clement Jones, wife of Lord Clement Jones.

Arguably, a cancer centre such as Maggie's would be much better located at the London Hospital in the deprived and more populous east end.

Maggie Keswick, the founder of Maggie's Cancer Charity, was in favour of small, domestic- in - scale buildings away from the institutional hospital environment and with the feel of a home with a kitchen table and cottage-style garden. The original one was in a converted stable block in Edinburgh. The Holl design is the antithesis of her original ideas. Since her death, Maggie's centres have taken on the mantle more of an architectural competition.

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

CHARITY FUNDING AND FUNDRAISING

Money is being spent on architectural competitions rather than being directed at cancer care.

In the context of Barts, Maggie's is raising money in the name of Barts for its own purposes risking diverting money from Barts' own charity; it has been allowed to use the Great Hall for events and to bring in its own caterers, which the Trust forbids others to do.

FUNDING and MAINTENANCE

The Trust itself recognizes that there is a £4 million backlog of repairs and maintenance relating to the North Wing. The roof leaks; the window frames are rotten; the windows are not cleaned; the lavatory facilities are often out of order; walls in the lavatory had to be painted by the in-house catering staff because of the barrage of complaints from clients; stair carpet on the Hogarth stairs was only replaced because of a generous donation. Basically, it is not fit for purpose. Potential users are put off by the poor facilities.

If the Maggie's Centre were to go ahead, the very real possibility of setting up a Heritage Trust to manage the North Wing would disappear, and with it the chance to raise funds to restore the building. The Trust would be left presiding over its decline and the building would become an "at risk building". Apart from the loss of use; inevitable drain on funds (the Trust is reported to be £75million pounds in debt) to deal with basic safety issues, the Trust - and Maggie's - will attract widespread opprobrium for such willful disregard of a unique and important piece architectural and medical history.

March 2014

FRIENDS OF THE GREAT HALL AND ARCHIVE OF ST BARTHOLOMEW'S HOSPITAL

NEWSLETTER FEBRUARY 2014

Message
From the
Chairman

The Great
Hall and
North Wing

Events

Members
Information

From the Chairman

2013 has been a hugely eventful year for the Friends and its Committee (not to mention your Chairman!). Most importantly, the numbers who joined the Friends steadily grew and we had an enjoyable dinner in May.

The Committee quickly realized the importance of numbers of Friends as well as their loyalty, when it became clear we needed a well co-ordinated opposition to the proposed siting of the Maggie's Centre. You, the Friends rose to the occasion magnificently, as we all wrote to the City Of London Planners with polite but firm logical opposition. Appearing at the Guildhall for the formal Planning Committee Meeting on 4th June was another maturing experience, resulting in rejection of the Maggie's plans by an 11-8 vote.

The Maggie's tactical withdrawal of the plans set us on a tortuous attempt to find a middle way, but this fell on deaf ears. It led to the decision to commission Hopkins to complete the plans set out in the last Newsletter and submit an Application to the City. The support of the Hopkins team has been absolutely unswerving. Those who came to Sir Michael's captivating Archive Lecture felt the depth of his passion and quiet determination to find a solution; the plans allow for a site for Maggie's (see inside).

I want to thank, again, those of you who donated to the Fighting Fund so generously; without this we could not have got this far. (It's not too late if you haven't yet done so!). We also need help in kind; if you can spare some time to help with mailings to members; manage our growing members' database or keep our website up-to-date, we'd like to hear from you. (See p. 4).

Since we began, unsolicited donations have come from many of you. We decided that some of this fund should be used to get ourselves a website. Thanks to Julius Bourke and other colleagues, this is now live and will help to keep you abreast of developments, as well as attracting a younger generation to join us and support our Heritage Project.

We are sad to hear that the Rev. David Rushton, Hospitaller and Assistant Rector of Barts the Less is leaving. We wish him well.

This is just a brief summary of a very busy year. I shall write to you all again about our Planning Application and how you can respond to it. Please help us to keep in touch with you (see p.4).

Sir Marcus Setchell

Future Events

Annual Dinner
Tuesday 29 April 2014
Application enclosed

7th Archive Lecture
November 2014
To be confirmed



HRH The Duke of Gloucester, Emily Hopkins, Sir Marcus Setchell,
Sir Michael Hopkins

The Great Hall and North Wing - Opportunities and Threats

The February 2013 Newsletter described how the Hopkins Plans would provide facilities and functionality for a building fit for the 21st Century. Most importantly, by removing the now defunct 60s' East and West end additions, the plans take advantage of the once in a generation opportunity to reinstate the symmetry of James Gibbs' original design.

Early in 2013, rumours that the NHS Trust had agreed plans for a Maggie's Cancer Centre on the site of the 60s' Finance block were confirmed.

The Maggie's plans, designed by American architect Stephen Holl, for a tall, glass-clad building would completely compromise the Hopkins' plans both in terms of essential, necessary improvements and the reinstatement of the original Gibbs design.

In March 2013 the Trust CEO convened a meeting of representatives of the Trust, Maggie's executive, the Friends' Committee and the Trust's Archive Committee. He asked the professional advisers of Maggie's and the Friends to find a solution to the conflicting plans to meet both objectives - a cancer centre and preservation of the Barts heritage. Despite

this request, the Maggie's representatives said they intended submitting their plans to the City Planning Authority. Subsequently, the Hopkins team produced an amended scheme; the Maggie's team did not and said there was no room for compromise.

In June, the Maggie's plans were rejected (11 to 8) by the City Planning Committee.

Since then it has become known that Maggie's, backed by the NHS Trust, intends to resubmit their plans.

On 20 December 2013, Hopkins Architects submitted revised plans on behalf of the Friends. The essential features of the plans can be seen on these pages.

The Friends have made 'common cause' with the SAVE Smithfield Heritage Campaign and agreed to support each other.

The detailed submission can be seen on the Friends website at www.bartsgreathall.com and at www.planning2.cityoflondon.gov.uk



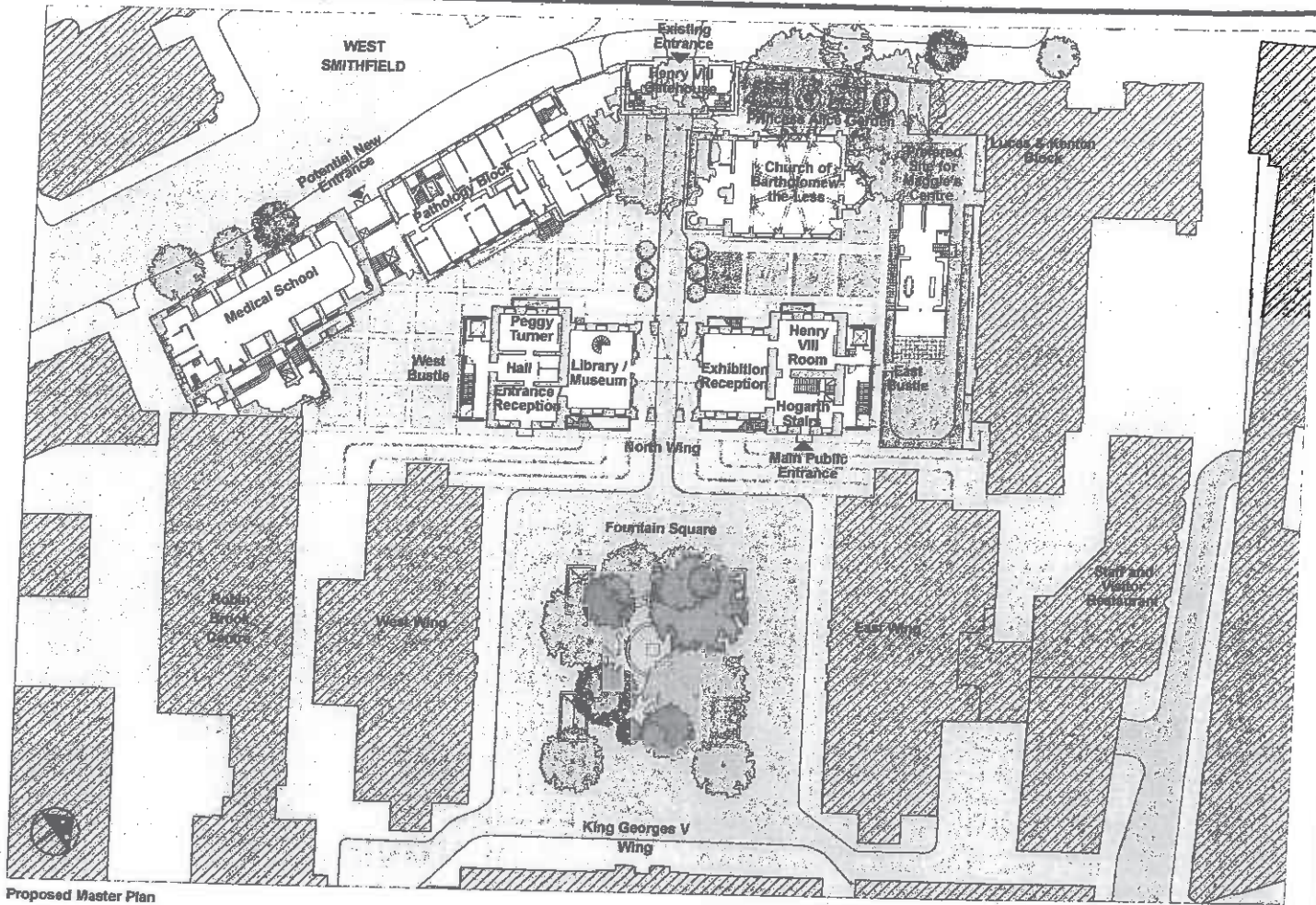
North wing "bustle" Proposal replacing the existing Finance Block.



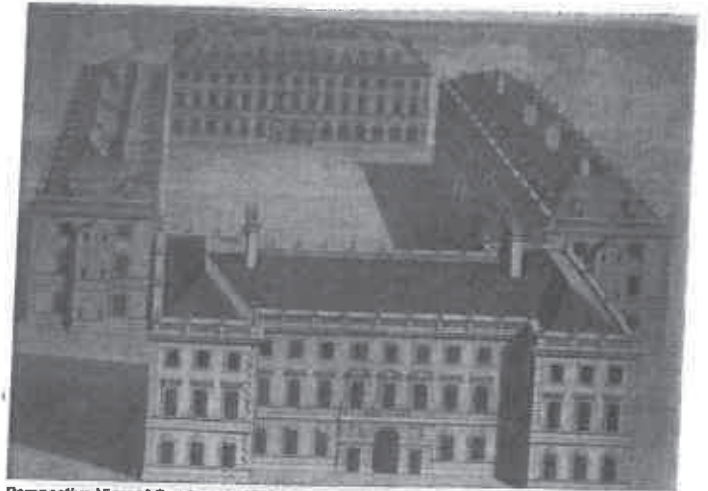
View looking towards Church relandscaped courtyard



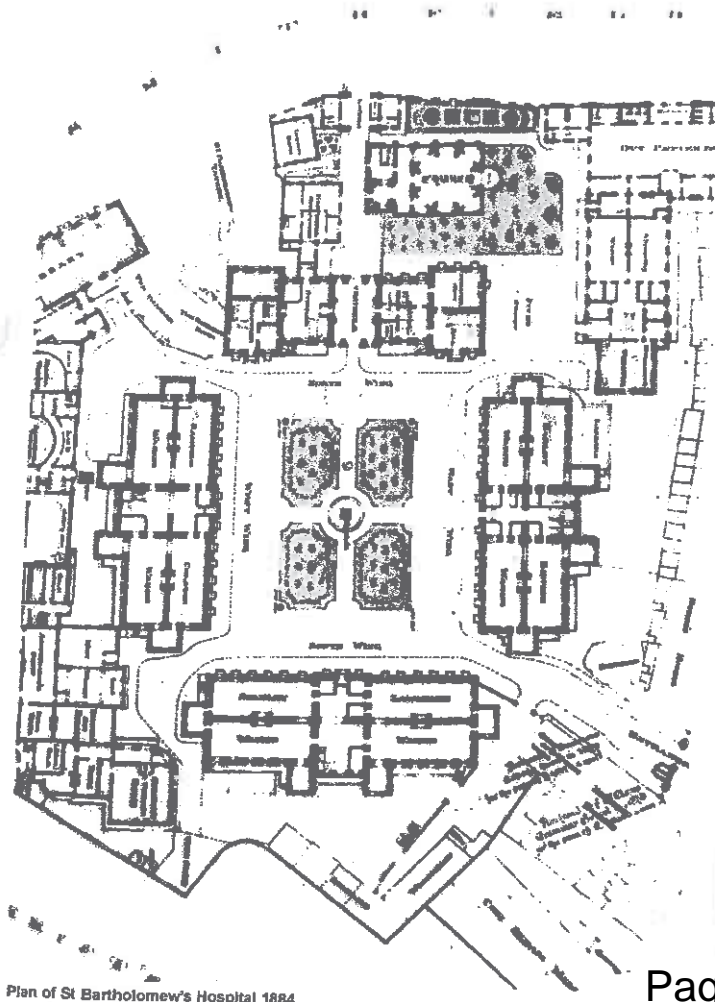
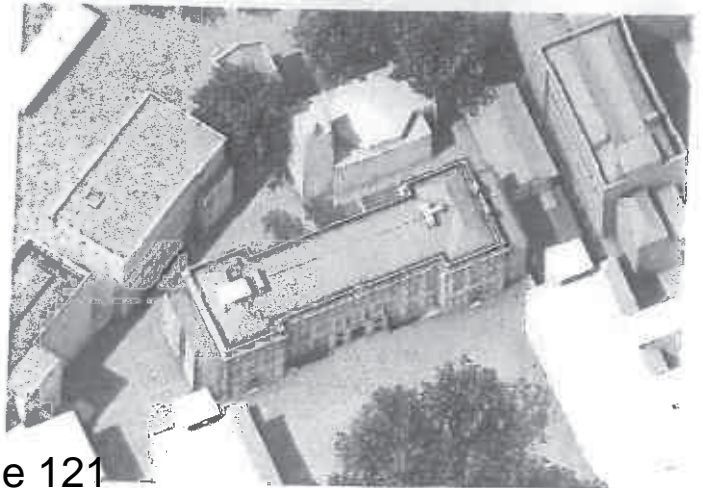
View from Bartholomew's Yard illustrating Pathology Extension removal



Proposed Master Plan



Perspective View of Quadrangle 1739 illustrating James Gibbs vision.



Plan of St Bartholomew's Hospital 1884

Third Friends' Dinner - 1 May 2013

Following a champagne reception we enjoyed an excellent dinner, thanks to Josephine Wellington and her staff. Afterwards, in the candle-lit Great Hall, pianist Lucy Parham and actor Michael Maloney entertained us with music by Claude Debussy and readings from his letters. This was a delightful end to a successful evening in the Great Hall, reminding us all that this treasure must be preserved for future generations.



Lucy Parham and Mike Maloney



The Great Hall set for dinner

Keeping in Touch

If you move house, change jobs or have a new e-mail address, please let us know by sending your up-to-date details to: info@thegreathallatbarts.org.uk or to the postal address at the bottom of this page.

6th Archive Lecture – “London Projects”

Sir Michael Hopkins, one of the world's leading architects gave the 6th Archive Lecture on 8 November 2013. HRH The Duke of Gloucester, President of the Hospital and a Cambridge graduate in Architecture attended (see p.1).

Sir Michael gave an illustrated tour of his London buildings including his Hampstead home (1976), Portcullis House in Westminster (2000), The Evelina Children's Hospital at Guy's and St. Thomas's Hospital (2005) and the Haberdashers' Hall (2002) opposite Barts. Finally, he described his revised plans for the North Wing (see p.3) which are in scale and sympathy with the existing listed buildings – a feature of much of Hopkins' work- and restore the symmetry of James Gibbs original design.

A convivial wine and canapé reception followed.

Volunteering

Please let us know if you have some time to spare, relevant skills and could help with the following tasks :

- Keeping our membership database up-to-date
- Web editing
- Newsletter production
- Labelling and filling envelopes
(about 5 or 6 times a year)

Send details to : info@thegreathallatbarts.org.uk

Friends' Committee

Sir Marcus Setchell (Chairman)
Dr Julian Axe (Hon.Treasurer) Dr Julius Bourke, Ben Cornwell, Andrew Douglas, Dr Heather Hackett, Alison Knapp, Prof. Gerald Libby (Vice-Chairman) Mary Morgan (Convenor), Julian Payne.

Published by the Friends of the Great Hall and Archive of St Bartholomew's Hospital

E-mail : info@thegreathallatbarts.org.uk

Post : Great Hall Newsletter, Ground Floor, 12 Cock Lane London EC1A 9BU

www.bartsgreathall.com



Hassall, Pam

From: PlnComments@cityoflondon.gov.uk
Sent: 12 March 2014 16:22
To: PLN - Comments
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:21 PM on 12 Mar 2014 from Dr Gillian Heather hackett.

Application Summary

Address: North Wing St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to the North Wing to include:
(i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Gillian Heather hackett

Email: [REDACTED]

Address: 29 Harewood Avenue, Marylebone London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I am writing in support of the Planning Application for the Hopkins Plan for the Great Hall of St Bartholomew's Hospital. The plan totally fulfils all that is essential to restore the Great Hall. It is a unique opportunity to restore the architectural symmetry of the original building. The bustles at the east and west end will enable the building to be provided with access for the disabled, fire safety escape and improved circulation with lifts and another staircase in order to pass basic Healthy and Safety regulations. This will mean that the building, it's wonderful interior and the paintings, together with the Archive Collection can be experienced and enjoyed by many more people and be preserved for the future. Please do not let

this beautiful 18th century Hall fail to be
part of our heritage.

Hassall, Pam

From: PInComments@cityoflondon.gov.uk
Sent: 13 March 2014 11:57
To: PLN - Comments
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:56 AM on 13 Mar 2014 from Dr Peter Fairclough.

Application Summary

Address: North Wing St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Peter Fairclough

Email: [REDACTED]

Address: 116 Harley Street London

Comments Details

Commenter type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I fully support the Hopkins plan for the redevelopment and enhancement of the North Wing. The North Wing, including the Great Hall is a uniquely beautiful building, which I remember with awe and reverence over all the years since I was a student at Barts, starting in 1964. It is of great historical value, and is the only suitable place for the artworks and the Barts archives to be kept. Since the NHS Trust cannot send money on it that is destined for patient care, it must stand alone as a going concern. The Hopkins plan gives the North Wing a chance to look after itself in

the long term. Although the plans are not yet available, it seems unlikely that this would be achieved by the Trust's plan to build a Maggie's Centre abutting the North Wing.

13 March 2014

ACKNOWLEDGED

The City Planning Officer
Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

For the attention of Gemma Delves

Dear Madam,

13 MAR 2014

Ref: North Wing, St Bartholomew's Hospital, West Smithfield, London EC1A 7BE
Your ref: 13/01227/FULL & 13/01228/LBC

Planning application to improve the setting and functioning of Gibbs's North Wing,
including demolition of attached side buildings, creation of service extensions and
level access with associated landscaping

Statement of Support by Barts Health NHS Trust Archives Committee

I am writing as Chairman of the Archives Committee to register the Committee's wholehearted support for the proposals by Hopkins Architects for the North Wing, submitted for Planning Permission and Listed Building Consent on behalf of the Friends of the Great Hall and Archives of St. Bartholomew's Hospital. It is a great leap forward to have such a well thought-out scheme that addresses all of the issues that will ensure the development, preservation and presentation of the Great Hall, Hogarth Staircase and Archives Collection for research, exhibition, learning and public enjoyment for generations to come. The Hopkins design is a comprehensive solution, which will make the North Wing and associated heritage buildings fit for purpose in the 21st century. It has the backing of English Heritage and the Georgian Group as well as Barts Charity to underpin the creation of a Heritage Trust to see the scheme through to completion.

The Archives Committee is the one body within Barts Health NHS Trust whose duty it is to advise on the management and safeguarding of the unique heritage collections in the Trust's care: its art, archives and historic buildings, which must surely comprise the most important hospital archive in the UK.

Background

We have held two special Archive Committee Meetings (the most recent on 6 March 2014) to examine the benefits of the Hopkins proposals, which were put on public display on 16-17 December 2013. They have the Committee's support. The North Wing was designed by James Gibbs in 1728 as part of his four similar buildings grouped around a Square. Only the North, East and West Wings remain, all Listed Grade 1. The South Wing was demolished in 1929 and replaced by the King George V block, recently refurbished by Skanska. The group was built between 1730 and 1769. Gibbs's Square, graced by Hardwick's fountain of 1859, looks very much like Gibbs's court at King's

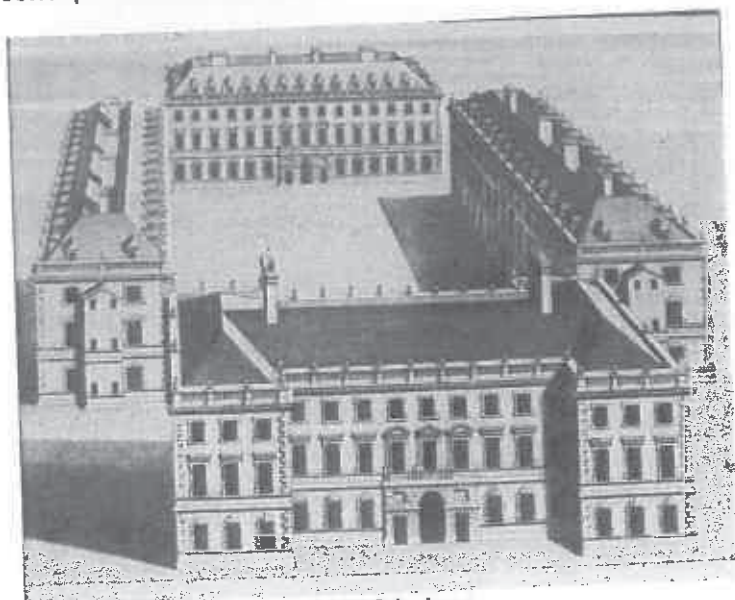


College Cambridge and is defined by four detached, solid, stone-faced blocks, but separated here to prevent the spread of disease and fire, a revolutionary concept in the history of hospital design. This grand formal composition by Gibbs is one of his major works in London. The design of the individual blocks has a formal, but simple, restrained grandeur. The detail is crisp and Neo-Palladian. Even with the replacement of the southern block it is still a very fine group. To the north it relates to further Listed buildings, including the Grade-1 Gatehouse of 1702, St. Bartholomew the Less, Grade II, and the Medical School of 1879, Grade II.

Two unfortunate, uncongenial appendages have been added to the North Wing: the Finance Building of 1962 at the east end and the Pathology Block Extension of 1971 at the west end. Neither is Listed and both are incongruous as attachments to the Grade-1 Listed Gibbs building. Both have been empty for some time. Their removal would significantly restore the integrity of the North Wing.

Hopkins Proposals

As well as demolishing the two appendages of 1962 and 1971, the Hopkins scheme would add a 'bustle' at each end of the North Wing to provide lift access for wheelchair users and protected stairs for fire safety. The floor of the Great Hall was strengthened (1962-66) to allow for 450 people on View Day and protected escape is required at both ends to ensure the usefulness of the North Wing and its viability, thus bringing it back to life. These are modest, reticent and elegant service extensions but necessary, and cleverly pick up on the theme of the existing Gibbs extensions attached to his East and West Wings. The material is Portland stone to match the refacing of the North Wing by Philip Hardwick from 1845-52, but in a modern idiom, which subtly continues the lines of Gibbs's plinth and string courses. A narrow strip of glass delicately separates the 'bustles' from the Gibbs elevation, which would be restored. It is exactly what is needed architecturally and functionally. It reinstates the symmetry of Gibbs's eighteenth-century concept for Bart's hospital.



Refer Bird's-eye view of 1739 below:

Essential access for wheelchair users is provided by sloping the paving at the main entrance at the peerless Hogarth Stair (East end) in conjunction with the service 'bustle', while cloakrooms, toilets and accessible lavatories are accommodated in the basement for visitors to events in the Great Hall. These elegantly replace the toilets and fire escape

in the Finance Building, which will be demolished. At the West end a basement kitchen is provided along with a new catering lift and escape stairs. These improvements will make the North Wing self-financing.

Currently Bart's Archives, which are of national importance going back almost 900 years, are stored in cramped and unsatisfactory rooms in the basement, in some cases without climate control. They need rescuing to be better known and more safely stored and displayed in air conditioned rooms. The Hopkins scheme rehouses this valuable historic material in an expanded basement, nearly double in size, with controlled temperature and humidity. There is improved and expanded storage for Archive documents and paintings. Readers' tables are provided for researchers. Displays in the basement are linked to new museum and exhibition spaces at ground floor. Without the Hopkins scheme there is no future prospect of development much less exposure for research and exhibition of this precious, irreplaceable archive material. The Archives Committee supports this scheme.

A Heritage Trust and Maggie's

As Chairman of an advisory Committee, I again find myself in the position of having to write to you directly, since the Chief Executive Officer of Barts Health NHS Trust has objected to the Hopkins proposals. They are comprehensive, beautifully put together and represent the only scheme which will rescue the Archives and at the same time ensure a sustainable future for Gibbs's North Wing.

The CEO of Barts Trust has inexplicably written again in support of Steven Holl's scheme for a Maggie's centre to be attached to the East flank of the North Wing, which will prevent the erection of Hopkins 'bustle' for statutory access and escape. This requirement for vertical circulation at both ends of the North Wing was presented to the Trust Board as essential for its future viability as long ago as the Options Appraisal Report, issued July 2009. It is physically impossible to build both 'bustles' and a Maggie's centre on the same piece of ground on the site of the Finance Building after its demolition. The two are mutually exclusive. Furthermore, Holl's companion design in glass across from Mackintosh's Glasgow School of Art has been panned by the architectural press and is cracking to pieces. Three years ago in May 2011 the Trust Board gave its "assurance that the Maggie's proposal would not adversely impact on the potential future development of the North Wing building itself, particularly in relation to the provision of supporting facilities." This has been ignored. In light of the far-reaching harm that will be done, Maggie's Planning application was refused Permission on 4 June 2013 and subsequently withdrawn. Yet Barts Trust continue to support Holl's glass package. The Archives Committee still objects to this detrimental extension. It will prevent the changes needed at the East end of the Great Hall to improve access, fire safety, and lavatory and cloakroom facilities. At the West end Cardiac offices can just as easily be accommodated in the empty Pathology Block as in the empty Pathology Block Extension, which should be demolished, as proposed. Architecturally it is a chance to restore the symmetry of James Gibbs's design, while providing elegant and necessary service extensions.

To set up a Heritage Trust for the North Wing, as Barts Trust's letter supports, which should incorporate the Gatehouse, the Parish Church of St. Bartholomew the Less, and the now disused Victorian Pathology block, is completely untenable, if the Maggie's extension were built. Such an emasculated Heritage Trust would not attract sponsorship. Instead of becoming self-financing, the North Wing would decline into a 'building at risk'. Barts Trust recognise that there is a £4million backlog of repairs and maintenance relating to the North Wing, which they are unable to clear. They have an underlying deficit of £50million (Evening Standard 31 July 2013) and are downgrading or axing 600 nursing posts in their 'turnaround programme' to reduce costs. In this financial climate,

the NHS Trust's priorities are its patients and are barred from spending on heritage assets.

Barts Trust CEO convened a meeting on 15 April 2013 of representatives of the Trust, the Friends, Maggie's and the Archives Committee. The CEO's admonition was to find a 'Third Way'. Hopkins have been active in this regard and suggest on their Planning drawings a Maggie's centre in the landscaped area to the north between St Bartholomew the Less and the Lucas block, where such a building would be compatible with the North Wing proposals. This alternative site is not part of the Planning application. Up until now Maggie's have been unwilling to consider Sir Michael Hopkins's ideas. The Trust's letter raises a series of objections. These technical obstacles can all be overcome with an understanding of building construction and a close reading of the Hopkins drawings. I see no Planning difficulties on size, trees, rights of light, underground services and access ramps, which have been rearranged to serve the Kenton and Lucas blocks.

Conclusion

For all of the above reasons, I very much hope that the Committee will approve the Hopkins applications. Barts hospital is unique in occupying the same piece of ground in the City of London, where it has looked after the sick poor for going on 900 years. I look forward to the creation of a Heritage Trust with Barts Charity and seeing through to completion the Hopkins scheme in time for the 900-year centenary in 2023. Both Gibbs's Grade-I Listed building and the Conservation Area would be enhanced at no cost to the NHS. It will make publicly accessible an important piece of architectural and medical history.

I would also like to acknowledge the consistent help and advice of Peter Schmitt as a practising architect and member of the Archives Committee throughout my Chairmanship.

Yours faithfully,

Professor Gerald Libby FRCP, FRCPsych
Professor of Gastrointestinal Psychiatry
Barts and The London School of Medicine and Dentistry
Chairman, Archives Committee, Barts Health NHS Trust

Hassall, Pam

From: PlnComments@cityoflondon.gov.uk
Sent: 13 March 2014 16:38
To: PLN - Comments
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:37 PM on 13 Mar 2014 from Dr Christopher Bridgett.

Application Summary

Address: North Wing St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to the North Wing to include:
(i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Christopher Bridgett

Email: [REDACTED]

Address: 32 Seymour Walk London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: My very happy memories of the The Grand Hall since my medical student days at Bart's in the 60's include many balls, dinners and parties. It is especially because of these personal reflections I wish to add my enthusiastic support to this excellent and important planning application. It is most essential that the opportunity now to improve the structure and amenities of The Great Hall are seized and implemented as the plans detail. The historical associations and the aesthetic impact of the North Wing will then be fully realised, to the benefit of all who visit the hospital site, as patient, relative or member of staff. To act otherwise will lead to The Hall becoming underused and neglected. This would be a great tragedy.

It must not happen.

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

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

14 March 2014

Dear Ms Delves

Planning Application: REF: 13/01227/FULL

I write on behalf of the Friends of The Great Hall and Archive of St. Bartholomew's Hospital to make Public Comment on the letter of objection, written by Peter Morris on behalf of the Trust Board of Barts Health NHS Trust to the above application.

Page 1:

Hopkins Plan would not "prevent support facility for cancer patients" as there is already a Macmillan Cancer Support service situated in the West Wing. This service could be expanded. Should it be desired to supplement this with a Maggie's Centre, a number of alternative sites could be considered

Review of below ground infrastructure services by Hopkins confirms that a low weight bearing building on the proposed site would not interfere with essential hospital infrastructure.

Support services for cardiac patients (out-patient, imaging and clinical admin.) would be better placed in King George V Block /Cardiac Centre or East Wing.

Hopkins scheme would not restrict commercial opportunity, but save the NHS Trust substantial sums on maintenance costs, and allow effective usage of the North Wing and Heritage site on an appropriate scale, bearing in mind the Heritage setting and listed building constraints.

The Friends proposal as now submitted to the City of London for planning overcomes a number of issues for both the North Wing and for Maggies.

For the North Wing and associated heritage buildings it is a comprehensive solution which should make it "fit-for-Purpose" in the 21st century and beyond, and we know it has the full backing of the Barts Charity as a way forward for the Heritage Trust.

As we explained it is essential to provide the proper disabled access and fire escape at the Hogarth stair main entrance (East) end together with cloakrooms and disabled toilet provision for visitors, and at the West end a new catering lift and escape stairs, and new basement kitchens.

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

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

Under all this an expanded archive at the basement level provides proper conditioned storage, with controlled temperature and humidity, and display areas linked to a new museum and exhibition space at ground floor level.

What may not have been completely clear to the Planning Committee members when the Maggies scheme was refused/withdrawn last summer was that the proposed Maggies Centre at the Eastern end of the North Wing, completely precludes the opportunity to make the improvements so essential to the future of the North Wing.

We are aware that Maggies have offered the use of WC's in their new basement to the Great Hall but unfortunately they are not wheelchair accessible from the North Wing. We believe the Trust seeks to remedy this by providing disabled WC's and a disabled lift at the Western end of the North Wing –this will not work – it is at the wrong end, not related to the Hogarth stair main entrance and it also precludes the improvement and expansion of the archives, and does not improve the present catering.

Unfortunately Maggies have only been offered the one site and are being encouraged by the NHS Trust to follow through with their present proposals and submit them again for planning. They risk a storm of objections – quite likely more so than arose from their last attempt.

The Friends scheme has support from the City of London and English Heritage. We have also spent some time looking at a potential layout to justify that a Maggies Centre could work in this alternative location. We also believe there is no technical obstacle that cannot be overcome and some of the concerns that I believe have been raised by the Hospital Estates are answered in the list appended below.

It is understood that the Trust's priorities are to its patients. The North Wing issues will not go away though and the combined proposals by the Trust and Maggies fall short of what is required in the long-term. Indeed if allowed they could nullify the very idea of a Heritage Trust as there will be no heritage gain, rather increased heritage loss.,

The Maggies current Holl scheme will preclude this once in a 100 year opportunity to improve the North Wing. The Hopkins masterplan will enable both to happen together.

Page 2:

The existing Macmillan Cancer Support Service in the West Wing could be expanded, or the space used for a Maggie's Centre. A 'new build' is not an essential requirement for a Maggie's Centre. We understand that the Trust only offered the one site to Maggies. Other possible sites including the Hopkins proposed site are more suitable than that currently proposed by the Trust and Maggies.

The Hopkins proposed solution provides only **two** sq.m. less effective floor space than the Maggie's. Light obstruction would be less with the 2-storey Hopkins building than the Maggie's 5-storey option.

Alternative more efficient, and less intrusive disabled access for the Lucas Building would be provided.

Landscape gardening would include preservation of all trees possible and the introduction of new trees and planting where appropriate.

Electricity, gas and water mains would not be disturbed by the Hopkins building. The much heavier Maggies building would potentially be a greater threat.

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

West end Pathology Extension.

There is universal agreement that this building has no architectural merit and closes off light and a space-giving area. Failure to demolish this would have an enormous negative impact on the value of the Heritage Site. Conversion of this laboratory designed building to patient care would be costly, and poorly sited for clinical care of cardiovascular patients. The demolition would not in any case affect the potential use of the original Pathology building for administrative support if required.

The development of a Heritage Trust at arms length from the NHS Trust would have advantages in terms of fund-raising for the development programme, as would independent management. A strong memorandum of agreement would ensure representation from the NHS Trust at a senior level on the Management Board of the Heritage Trust, and prioritised booking and terms of usage of the North Wing facilities for the Trust and other healthcare associated bookings. Without the Friends scheme, the Heritage Trust concept is threatened as the NHS has neither funds nor a remit to preserve and enhance the Bart's Heritage Buildings.

It is not accepted that the Hopkins Plan would negatively affect patient clinical care, as separation of clinical care of patients from the Heritage Site already exists. The North Wing and the buildings to their north have *never* been used for patient care, (except Barts -the -Less Church for pastoral care). A full planning application of a Maggie's Centre on the Hopkins recommended site could be provided pro bono by Hopkins, and preliminary estimates are that it could be constructed at half the cost and in half the time required for the Maggie's proposal.

Yours sincerely

Sir Marcus Setchell, KCVO, MA, MB B Chir FRCS, FRCOG

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

Ms Gemma Delves
Case Officer, Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

14 March 2012

Maggie's London
2nd Floor
Palace Wharf
Rainville Road
London
W6 9HN
+44 (0)300 123 1801
www.maggiescentres.org

Dear Ms Delves,

PT_GD/13/01228/LBC, North Wing, St Bartholomew's Hospital, West Smithfield,
London, EC1A 7BE

I am writing on behalf of Maggie's in connection with the above planning application.

While not part of the planning application, the applicant outlines what they consider to be an alternative location for a Maggie's Centre at St Bartholomew's Hospital, in a space set back from the North Wing. This alternative is not a viable location for a Maggie's Centre.

This is a view shared by the Barts Health NHS Trust, the freeholder of the premises. Maggie's agrees with the reasons set out in the Trust's letter of objection dated 26 February 2014:

"It would not provide sufficient or appropriate space for the proposed Maggie's Centre; it would involve the loss of existing disabled access into the Kenton and Lucas Block of the hospital which is used for patient care; it would obstruct light to this clinical building; it would be likely to adversely impact on existing trees which carry Tree Preservation Orders; and it would be situated directly above major infrastructure services including electricity, gas and water mains serving the main hospital, thereby compromising the safe operation of the hospital."

President
HRH The Duchess of Cornwall
Founders
Maggie Keir
Charles Jorke
Chairman
Nigel Crizer
Vice Chairman
Viscountess Brownlow
Chief Executive
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Chris Brownlee
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Sir David Cantello, NYCO
Rehina Rogers
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Sir Neil Sturges
Kitty Vane

Directors
John Asher
Gemma Cantello CBE
John Deane
Pamela Grant CBE
Counsellor of Dysart
Charles Jencks
Paul Robert Leonard
Ian MacLennan
Graham Pugh
Diana Raine
Janine Riddell
Georgia Robinson
Chris Ross

Registered Office
Maggie's The Stable, Winton
General Hospital, Great Portland
Square, EGM 2QU
Registered Charity Number
SC024414

The Maggie Keir and John
Cancer Caring Centres Trust
a company limited by guarantee
Company Number
SC142451



maggie's

Before agreeing our current site, which is adjacent to the eastern end of the North Wing, with the Barts Health NHS Trust, we considered potential locations across the hospital. This assessment took into account:

- The size of Centre required to meet the need of people with cancer and their family and friends in North East London. We anticipate that the Centre will receive over 20 000 visits a year and the Centre must meet this need with appropriate space to offer professional support to all visitors.
- Criteria built up from our experience of developing 15 Maggie's Centres on hospital sites across the UK.
- The priorities of the Barts Health NHS Trust

I can confirm that, with the full support of the Barts Health NHS Trust, Maggie's has submitted a revised planning application to build a Maggie's Centre, which is now fully funded. The revised application addresses those areas discussed by the City of London Planning Committee when the previous application was considered last year. I understand that The Barts Health NHS Trust will be submitting a separate application for listed building consent in respect of the internal works required to upgrade the facilities within the existing footprint of the North Wing.

Yours sincerely

A large black rectangular redaction box covering the signature of Chris Watson.

Chris Watson
Property Director

Dr Julius Bourke, MBBS MRCPsych
 The Brain in Pain Study Office
 3rd Floor Dominion House
 59 Bartholomew Close
 London EC1A 7ED

14th March 2014

The City Planning Officer
 Department of the Built Environment
 City of London
 PO Box 270
 Guildhall
 London
 EC2P 2EJ

ACKNOWLEDGED

14 MAR 2014

For the attention of Gemma Delves

Dear Madam,

Ref: North Wing, St Bartholomew's Hospital, West Smithfield, London EC1A 7BE

Your ref: 13/01227/FULL & 13/01228/LBC

Planning application to improve the setting and functioning of Gibbs's North Wing, including demolition of attached side buildings, creation of service extensions and level access with associated landscaping

I write with regards to the above Planning Application submitted by Hopkin's Architects on behalf of The Friends of The Great Hall and Archive of St Bartholomew's Hospital.

Specifically, I write in its support.

I am a Consultant Psychiatrist and Lecturer working at The Hospital and am formerly a graduate of the medical school. As a consequence, I am familiar with not only the beauty and historical importance of the site but also its inner workings on a day-to-day basis as a functioning hospital in Central London.

The uniqueness of The North Wing, both architecturally and in terms of its interior decoration is not in question. The historical value of the building and its contents is likewise a fact that one cannot contest. In particular, the on site Archive that houses documents spanning nine-centuries is a most important attribute. These are hidden gems within London and a wonder to all that have the opportunity to behold them.

The history of The Hospital as a whole is an important consideration as, having been refounded by Henry VIII for the 'sicke poore' of London, it has always been considered to belong to the people of London first. It is therefore, wholly appropriate that plans are being made to ensure the one building that remains truly public, rather than an active part of The Hospital's patient care, is open to and used by the public.

As it currently stands, it is in no fit state for public use. Not only are their building regulations that must be met but also the building itself has been allowed to fall into the most terrible state of disrepair under its current caretaker.

The Hopkins proposals brilliantly take into account these factors. There are of course the less glamorous but no less vital aspects of this proposal such as the improved lavatory and cloakroom facilities but I would encourage anyone viewing these plans to do so with



appropriate vision. The incorporation of bustles to house fire escapes is a stroke of genius that has been fuelled by accurate historical research – such bustles were part of the original Gibbs' design. The improved disabled access is vital to the continued use of The Great Hall for public gatherings that serve The Hospital, medical school and the North Wing itself. The redevelopment of The Archive, which is currently a fairly shameful collection of shelves and boxes without temperature or humidity control or the means for access or exhibition, is no less visionary and a particularly exciting aspect of this proposal. I do not know of another hospital that is able to boast the same history and those that come close do not have such a rare and extensive archive collection. Most Hospital Archives these days appear to have been relocated to warehouses geographically disjointed from their parent hospital. Removing historical artefacts from their context is to denigrate much of their meaning and importance.

The larger picture here is, of course, the building's future. The Barts site has received much redevelopment attention over the past decade, as The Committee will be aware. I would invite you, if you have not already, to walk around the outskirts of the hospital, through The Henry VIII Gatehouse and into the square. You will be met by refurbished buildings that have been painstakingly designed to match the grandeur of the quadrangle as originally designed by Gibbs – simple and formal perhaps but innovative in their day for the prevention of the spread of fire (The Great Fire almost having been a cause of The Hospital's closure due to the destruction of rental properties surrounding it and owned by The Governors) and disease (doctors in the pre-Gibbs hospital fled their posts during the plague!).

At the head of these buildings is The North Wing, looking increasingly weary having been ignored by successive NHS Trust Managements, who have rightly steered their funds towards patient care. The redevelopment of this historic treasure will bring it in line with the redevelopment on the rest of the site. The proposal has already promoted potential collaborations with a world-renowned art history institute to assist with the restoration and further care of the interior. The redevelopment of The Archive will likely attract similar attention and interest. Meanwhile, the removal of the unattractive 1960s and 1970s appendages at the East and West end of the building, will restore the overall symmetry of the square as Gibbs had originally envisaged. This will breath new life into a dark and municipal end of the quad and combined with the proposed landscaping around the medieval church and courtyard, will provide a peaceful and attractive area for quiet contemplation for patients and staff alike.

The vision is therefore this: that with the appropriate restoration of The North Wing, achievable by this proposal, there exists the opportunity for a self-financing heritage site that will continue to protect and nurture buildings of historical interest and their contents. This will be without cost to the NHS or distraction from patient care and without prejudice to that which the NHS have to date not contributed to its upkeep.

I urge you to consider these plans favourably.

Yours Sincerely,

Dr Julius Bourke, MBBS MRCPsych
Clinical Lecturer in Neurophysiology and Clinical Psychiatry
Honorary Consultant Liaison Psychiatrist
Barts and The London School of Medicine and Dentistry, QMUL

48 Morpeth Mansions
Morpeth Terrace
London
SW1P 1ET

14 March 2014

The City Planning Officer
Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

PLANNING & TRANSPORTATION	
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For the attention of Gemma Delves

ACKNOWLEDGED

Dear Madam

Ref: **North Wing, St Bartholomew's Hospital, West Smithfield, London EC1A 7BE**
Your ref: **13/01227/FULL & 13/01228/LBC**

Planning application to improve the setting and functioning of Gibbs' North Wing including demolition of attached side buildings, creation of service Extensions and level access with associated landscaping

I write in support of the above planning application concerning The Great Hall (North Wing) of St Bartholomew's Hospital, West Smithfield, London EC1A 7BE. Hopkins Architects. I have had close connections with this hospital over several decades. As a patient I have undergone major surgery on three occasions, had two children in Barts, one of whom became a medical student and is now a Consultant Paediatrician, and finally as the niece of one of the Hospital's most eminent ENT surgeons. The Hopkins scheme is the obvious answer to several serious problems with this Heritage site. It would safeguard the future of The Great Hall and Archive in preservation, conservation and restoration, enhance the building, adhere to the Law and would give a major much needed boost to its functionality and therefore survival. The proposals will provide the following:

1. North Wing will conform to Health and Safety requirements and Fire Safety obligations. (Modernisation and enlargement of the kitchen, lavatory and cloakroom facilities, disabled access, more escape routes etc.)
2. The Barts Health NHS Trust is responsible for the upkeep and safety of North Wing and its incomparable contents. General maintenance outstanding is at present conservatively estimated at £4million (without restoration). The care of this astonishing building, part of James Gibbs' (1683-1754) vision for the Hospital's

rebuild in 1730, has over the many years during which I have visited, been abysmal, neglectful and fallen far short of the Trust's duty of responsibility for a building of Grade 1 listing and Ancient Monument status. Does the Trust wish to be the cause of the demise of The Great Hall and Archive? Is there not a case for dereliction of duty? Hopkins' plans will reverse this downward spiral.

3. **Hospital Archive.** The Archives dating from 1137 are of immense historical and factual importance, the Hospital's "life blood". At present they are precariously housed in cellars beneath the ground floor of The Great Hall. Here there is danger from water leaks and some lack of appropriate atmosphere control. Research and viewing of the Archive by scholars and the public is limited. Hopkins has solutions which would resolve this and add protection of and security to the display and presentation of documents and artefacts, coupled with provision for a considerably larger museum. This is vital for the visiting public's interest and for research.
4. The Architects have included space for a possible building for a Maggie's Cancer Care Centre. The original siting/application for such a centre was rejected by the City of London Planning Committee members in 2013. No other such centres are contiguous or abut other buildings - let alone Grade 1 Listing and of Ancient Monument status. Contiguity here would destroy any chance of The Great Hall and Archive's revival and regeneration. If any building was to be attached to, say:

The Radcliffe Library 1737, Oxford
The Senate House 1722, Cambridge
St Martin-in-the Fields 1722, London
Mary Le Strand 1714, London

the depth of objection would be immense. These four buildings were designed by James Gibbs and are well known to the general public.

The Great Hall (North Wing) and Archive must be protected for the future and for their very survival. They rightly and seriously deserve preservation, conservation, protection and restoration, which the Hopkins scheme offers and would deliver.

Yours faithfully



Joanna Libby (Mrs)

Ball, Matthew

From: DBE - PLN Support
Subject: FW: Support for Hopkins scheme for Barts Hospital 13/01227/FULL & 13/01228/LBC

From: Peter Schmitt [REDACTED]
Sent: 14 March 2014 17:27
To: Delves, Gemma
Cc: Gerald Libby
Subject: Support for Hopkins scheme for Barts Hospital 13/01227/FULL & 13/01228/LBC

ACKNOWLEDGED

Dear Gemma,

I am emailing you my unreserved support of the proposals by Hopkins Architects for the North Wing of St. Bartholomew's Hospital, West Smithfield EC1A 7BE, submitted for Planning Permission (13/01227/FULL) and for Listed Building Consent (03/01228/LBC) on behalf of the Friends of the Great Hall and Archives of St. Bartholomew's Hospital.

Barts Hospital inherits on the City of London site it has occupied for going on 900 years a magnificent group of four similar buildings designed by James Gibbs in 1728. They were built from 1730-69 around a Square, graced since 1859 by Philip Hardwick's fountain. As a concept, Gibbs replicated his contemporaneous design for Kings College Cambridge but here the solid, stone-faced blocks are in a severe Neo-Palladian style and separated to prevent the spread of disease and fire, a revolutionary concept in hospital design. The ward blocks (East, West and South Wings) are detached as is the North Wing for Governors meetings. Only the South Wing has been lost (1929) but reinstated in 1934 in matching design, scale and Portland stone, recently refurbished by Skanska. The other trio is Listed Grade 1. This grand formal composition by Gibbs is one of his major works in London.

However, in 1962 and 1971 incompatible appendages were added at both ends of the North Wing, neither of which is Listed. It is the skill of the Hopkins team to propose demolition of these two lumps to reinstate the integrity of the North Wing. This is hugely to be applauded and would restore the majesty of Gibbs's original design in this Conservation Area.

As a Chartered Member of the Royal Institute of British Architects as well as a member of Barts Health HNS Trust Archives Committee I have followed the evolution of this scheme from Hopkins initial thinking in their 2009 Options Appraisal Study of the North Wing site through to the current design, which is submitted for approval. In all of these proposals the sine qua non for the future sustainability of the North Wing is to upgrade access and escape in compliance with current legislation. Protected escape is required at both ends of the North Wing, given the occupancy of the Great Hall, which can be up to 450 people, as would be the case on View Day (the floor was strengthened in 1962-66 to take this number). The Hopkins scheme has been refined by careful redesign so that necessary lift access to the Great Hall for wheelchair users and protected stairs for escape in the event of fire are telescoped into elegant 'bustles', to use Hopkins terminology, which are attached to both ends of the North Wing. The spirit of the Disability Discrimination Act is to provide universal access at the main entrance, here the Hogarth stair, which Hopkins do by cambering the paving. Their service extensions cleverly mirror the theme of the existing Gibbs extensions, attached to his East and West Wings. The material is Portland stone to match the faithful refacing of the all of Gibbs's Wings by the Hospital Surveyor, Philip Hardwick, in 1845-52. But here Hopkins configure the cladding in a modern vocabulary, which subtly continues the lines of Gibbs's plinth and string courses. A slim strip of glass delicately separates the 'bustles' from the Gibbs elevation, which will be restored. It is precisely what is required architecturally and functionally.

In addition, the Hopkins scheme rescues Bart's invaluable Archives Collection, which is presently housed in cramped spaces in the basement, some without climate control. The basement would be expanded to nearly

double the size and temperature and humidity control would be installed. Much needed storage for Archives and the Collection is provided as well as readers' tables for researchers and display space linked to new museum and exhibition rooms on the ground floor, This will expose and make accessible what surely must be the most important hospital archive in the UK.

It is regrettable and inexplicable that the CEO of Barts Health NHS Trust has objected to the Hopkins proposals and continues in support of a Maggie's centre by an American architect, Steven Holl, to replace the Finance Building attached to the east flank of the North Wing with a milky-glass appendage. This will jeopardise the present use as well as the entire future of the North Wing by removing essential fire escape and lavatories currently provided for the Great Hall in the Finance Building. Holl's appendage occupies the very ground needed for the lift, stairs and lavatories, shown in the Hopkins scheme. To relocate these to the west end alone won't satisfy Regulations on escape distances much less Health-and-Safety legislation. The Georgian Group wrote objecting to Holl's overblown design and the enormous damage it would do to Gibbs's Grade-1 Listed fabric. I have previously e-mailed to you my objections and was allowed to voice them at your Planning Committee Meeting on 4 June 2014. For these and other reasons, Maggie's centre was refused Planning Permission and subsequently withdrawn. I would mention that Holl's companion glass building in Glasgow across from Mackintosh's masterly School of Art is an eyesore among beautifully detailed stonework and has been panned in the architectural press (RIBA Journal, March 2014, and Daily Telegraph, 1 March 2014), To date an enormous number of Holl's glass panels are wavy and cracked. With Holl Maggie's have a brand name in the US, who has no respect for heritage in the UK.

The Hopkins scheme is comprehensive in addressing the landscaping of this Conservation Area. Hopkins even propose an alternative location and design for a Maggie's centre, which would be compatible with the North Wing proposals and could easily be reconciled with any technical objections coming from Barts Trust.

I hope very much that your Committee will grant Permission and Consent to the Hopkins proposals. They have the backing of English Heritage and the Georgian Group. The symmetry and architectural setting of this heritage site would be enhanced and an important piece of medical history, going back nearly 900 years, would be publicly accessible for generations to come. It is an opportunity for the Friends of the Great Hall and Archives of St Bartholomew's Hospital to make the North Wing self-financing and fit for purpose in the twenty-first century at no cost to the NHS.

Best wishes, Peter Schmitt M-Arch BA FAAR RIBA

13/01228

Ball, Matthew

Subject:

FW: FW: Support for Hopkins scheme for Barts Hospital 13/01227/FULL & 13/01228/LBC

From: Peter Schmitt [REDACTED]

Sent: 14 March 2014 17:27

To: Delves, Gemma

Cc: Gerald Libby

Subject: Support for Hopkins scheme for Barts Hospital 13/01227/FULL & 13/01228/LBC

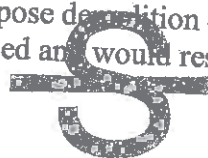
ACKNOWLEDGED

Dear Gemma,

I am emailing you my unreserved support of the proposals by Hopkins Architects for the North Wing of St. Bartholomew's Hospital, West Smithfield EC1A 7BE, submitted for Planning Permission (13/01227/FULL) and for Listed Building Consent (03/01228/LBC) on behalf of the Friends of the Great Hall and Archives of St. Bartholomew's Hospital.

Barts Hospital inherits on the City of London site it has occupied for going on 900 years a magnificent group of four similar buildings designed by James Gibbs in 1728. They were built from 1730-69 around a Square, graced since 1859 by Philip Hardwick's fountain. As a concept, Gibbs replicated his contemporaneous design for Kings College Cambridge but here the solid, stone-faced blocks are in a severe Neo-Palladian style and separated to prevent the spread of disease and fire, a revolutionary concept in hospital design. The ward blocks (East, West and South Wings) are detached as is the North Wing for Governors meetings. Only the South Wing has been lost (1929) but reinstated in 1934 in matching design, scale and Portland stone, recently refurbished by Skanska. The other trio is Listed Grade 1. This grand formal composition by Gibbs is one of his major works in London.

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Act is to provide universal access at the main entrance, here the Hogarth stair, which Hopkins do by cambering the paving. Their service extensions cleverly mirror the theme of the existing Gibbs extensions, attached to his East and West Wings. The material is Portland stone to match the faithful refacing of the all of Gibbs's Wings by the Hospital Surveyor, Philip Hardwick, in 1845-52. But here Hopkins configure the cladding in a modern vocabulary, which subtly continues the lines of Gibbs's plinth and string courses. A slim strip of glass delicately separates the 'bustles' from the Gibbs elevation, which will be restored. It is precisely what is required architecturally and functionally.

In addition, the Hopkins scheme rescues Bart's invaluable Archives Collection, which is presently housed in cramped spaces in the basement, some without climate control. The basement would be expanded to nearly double the size and temperature and humidity control would be installed. Much needed storage for Archives and the Collection is provided as well as readers' tables for researchers and display space linked to new museum and exhibition rooms on the ground floor, This will expose and make accessible what surely must be the most important hospital archive in the UK.

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The Hopkins scheme is comprehensive in addressing the landscaping of this Conservation Area. Hopkins even propose an alternative location and design for a Maggie's centre, which would be compatible with the North Wing proposals and could easily be reconciled with any technical objections coming from Barts Trust.

I hope very much that your Committee will grant Permission and Consent to the Hopkins proposals. They have the backing of English Heritage and the Georgian Group. The symmetry and architectural setting of this heritage site would be enhanced and an important piece of medical history, going back nearly 900 years, would be publicly accessible for generations to come. It is an opportunity for the Friends of the Great Hall and Archives of St Bartholomew's Hospital to make the North Wing self-financing and fit for purpose in the twenty-first century at no cost to the NHS.

Best wishes, Peter Schmitt M-Arch BA FAAR RIBA

Hassall, Pam

From: PlnComments@cityoflondon.gov.uk
Sent: 14 March 2014 14:22
To: PLN - Comments
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:21 PM on 14 Mar 2014 from Dr John Lloyd Parry.

Application Summary

Address: North Wing St Bartholomews Hospital West
Smithfield London EC1A 7BE

Proposal: Alterations to the North Wing to include:
(i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr John Lloyd Parry

Email: [REDACTED]

Address: Widbrook Cottage Sutton Road Cookham

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for Comment:

Comments: I fully support this application as I consider the preservation and improvement of this building to be of vital concern in order to protect the unique heritage of this site. The improvements are necessary for this building to become self-funding in the future as well as complying with Health and Safety requirements. On the many occasions I have visited the building, and whilst ascending the impressive staircase to the Great Hall, I have found myself in awe of the surroundings and the contents therein. A real treasure in the City with such an important, long and proud history that many of our future generations will wish to visit. Indeed, will marvel that such precious things have been preserved for posterity by the wisdom and wise planning

that is outlined in this application.

Ball, Matthew

Subject: FW: St.Bartholomew's Hospital

-----Original Message-----

From: Jasmine Bourke [REDACTED]
Sent: 14 March 2014 13:59
To: Delves, Gemma
Subject: St.Bartholomew's Hospital

ACKNOWLEDGED

Dear Madam,

I write in support of the Hopkins plan to resurrect St.Bartholomew's Hospital(ref.no.:13/01228/LBC) This plan is multifunctional: not only will it conserve the historic building and its beautiful paintings, it will create a space in which to display the valuable archive and make the hospital safer and more user-friendly for the general public. The garden and the possibility of a "Maggie's Centre" complete the perfect picture.

Please don't let us miss this opportunity Yours sincerely Jasmine Bourke

Sent from my iPad

\$

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 14 March 2014 16:49
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:48 PM on 14 Mar 2014 from Mr Martin Webster.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Martin Webster

Email: [REDACTED]

Address: Flat 14 The Courtyard 154 Goswell Road London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I strongly support this application as a nearby resident. The Hopkins design is of very high quality and will enhance the site and the surrounding area. The Great Hall is a beautiful building of great heritage value and the Hopkins plans will allow the Hall to be used and enjoyed to a much greater extent than at present. This is an unprecedented opportunity to permit an architectural enhancement of great merit and to create an asset of considerable beauty for future generations.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 16 March 2014 17:37
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:36 PM on 16 Mar 2014 from Professor Christoopher Hudson.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor Christoopher Hudson

Email: 

Address: Beechcroft House Woodside, Thornwood Common Essex

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I wish to register strong support for the Hopkins application for the Great Hall at Barts. This is an integral part of an Heritage internationally important institution approaching its nineth centenary.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 16 March 2014 13:24
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.
Comments were submitted at 1:24 PM on 16 Mar 2014 from Professor Douglas Chamberlain.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor Douglas Chamberlain
Email: [REDACTED]
Address: 25 Woodland Drive Hove

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The Great Hall is a valued heritage of huge cultural and historical importance. It is essential that it be preserved.

Delves, Gemma

From: PinComments@cityoflondon.gov.uk
Sent: 17 March 2014 14:38
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:37 PM on 17 Mar 2014 from Dr Alexander Frank.

Application Summary


Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Alexander Frank
Email: 
Address: Lovelace House 109 High Street Lewes, East Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: As a Barts doctor the Great Hall was the centre of the hospital for medical students, the place where we took our exams, held meetings and was the soul of the hospital. I would like to comment on the uniqueness and beauty both architecturally and historically of the building, the interior, the paintings and decor. To have the Hogarth paintings and the Archive of this hospital in the same building adds to the uniqueness of a hospital that has provided for the needs of the people of London for so many generation. These qualities need to be preserved and to be made available for the public as well as to be more suitable for a wide variety of events and functions. Without improved access for the disabled, proper fire safety escapes and improved circulation the building cannot pass health and safety regulations. This is an unprecedented opportunity to restore the architectural symmetry of the Great Hall thus complementing the rest of the square. The Hopkins plan brilliantly fulfils all the essential criteria. I would urge the

Planning Authority to look favourably upon this application.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 20 March 2014 11:03
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:02 AM on 20 Mar 2014 from Dr David Pope.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr David Pope

Email: 

Address: HUIISH HOUSE BLANDFORD FORUM BLANDFORD FORUM

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The north wing of Barts Hospital has unique architectural and historic merit. The interior decor and paintings are of immense heritage value. Many Barts graduates like myself have had many unforgettable and enjoyable experiences there. It would be a tragedy not to preserve and sympathetically restore the building. This plan for adaptation will provide essential facilities, an archive and storage space and will preserve this special location for the future as well as restoring the symmetry of the Square. Like many of my fellow graduates I fully support this application. This scheme will allow for an increased public access and appropriate functions, and hope that the Planning Authority will give approval.

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 23 March 2014 18:51
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:51 PM on 23 Mar 2014 from MR Jonathan Johnson.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: MR Jonathan Johnson

Email: [REDACTED]

Address: 3 Bulmer Mews london

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: 1.)This historic building needs to be conserved and I believe this plan is the best suited to achieve this. 2.)To market the Great Hall as a function and conference venue and to allow visiting by the public, the building need improved access for the disabled, fire safety, lifts and ,in particular, much improved support facilities such as toilets, cloakrooms and kitchens for food preparation 3.)Better storage and display facilities are needed to display the Archives to prevent deterioration but also for the benefit of viewing by the public. 4.)This plan restores the Symmetry of the North Wing and removes the ugly 1960's add-ons. 5.) This plan fulfils all the criteria to restore the Square to mirror the East and West wings. 6.) I entirely support the principal of the hospital having a Maggie's centre, but this plan houses a Maggie's centre in a much better position in the northeast corner of the site in the garden around Barts-

the-Less Church. To me, the Hopkins Plan sympathetically restores the symmetry of the North Wing and of the Square itself. It will enable the public to benefit from this wonderful building and interior by providing all the necessary facilities needed for health and safety. These facilities will also make public hire of the Hall financially viable as an event centre.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 26 March 2014 09:53
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:53 AM on 26 Mar 2014 from Mr Hugh Whitfield.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Hugh Whitfield

Email: [REDACTED]

Address: Bowsey Hill House Bowsey Hill Wargrave

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The historical legacy of the James Gibbs building and its Hogarth murals must be preserved, as they provide a unique example of medicine in the 18 century. The archives are irreplaceable. They must be conserved and displayed. Careful storage and restoration is essential. The environment, close to St Bartholomew's the Less, must be sensitively incorporated into any plan. At the same time, recognition must be given to 21 st century requirements, e.g. Health & Safety, Access for the disabled, toilet and kitchen facilities. The need for hospice care can be easily accommodated to give recognition to the centuries old heritage of the Hospital. To integrate all these aspects a skilful design is need. The Hopkins Plan fulfils all the criteria, imaginatively, creatively and effectively.

Delves, Gemma

From: PinComments@cityoflondon.gov.uk
Sent: 27 March 2014 10:49
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:48 AM on 27 Mar 2014 from Mr Peter Leaver.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Peter Leaver
Email: 
Address: 28 Meynell Crescent London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The James Gibb designed buildings forming the Square at St. Bartholomew's Hospital are a unique architectural resource. The North Wing has been spoiled by ugly 1960s additions. The Hopkins Plan for the North Wing aims to restore the integrity of the original design, while at the same time incorporating several vitally important improvements to the facilities available to users of the Great Hall. These include toilets, state-of-the-art catering facilities, safety features and disabled access, all of which are essential, if the future viability of the Great Hall is to be assured. As Barts Alumni, my wife (Dr Jane Leaver) and I are wholeheartedly supportive of the Hopkins Plan for the Barts Square, and believe it to be a brilliantly conceived solution to ensure that the North Wing and its surroundings are enhanced and maintained, for the benefit of future generations.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 27 March 2014 10:10
To: Delves, Gemma
Subject: Application Comments for 13/01228/LBC

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:09 AM on 27 Mar 2014 from Mr James Hogg.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr James Hogg

Email: [REDACTED]

Address: Noons Folly Cottage Melbourn Royston

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The Hopkins proposal strikes me as a magnificent way of preserving an asset of national importance in perpetuity. The elegance and practicality of the design speak for themselves. But even more significantly careful attention has clearly been paid to meeting every possible objection to it. There is a wonderful opportunity here for the relevant authorities to do the right thing and adopt this superb scheme.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 27 March 2014 09:37
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:36 AM on 27 Mar 2014 from Mrs Angela Evans.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Angela Evans
Email: [REDACTED]
Address: 115 Cranley Gardens London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: These plans almost certainly offer an unrepeatable opportunity to secure the long-term future of his important historic building. They represent a compromise, allowing both parties interested in redeveloping the space in question to fulfill their wishes. The close proximity of the cancer centre to re-landscaped green space will be of proven benefit to health and well-being. Inclusion of green landscaping also fits well with local and national initiatives for the greening of urban landscapes. The North Wing and in particular the Great Hall have been hugely significant in the life of the City of London and Barts for centuries. To secure the long-term future of the North Wing and ensure accessibility and functionality facilities must be upgraded. The proposed plans allow for this in a timely and cost-effective way, allowing the architectural

symmetry to be restored and the magical interior and fascinating archive to be enjoyed by generations to come. We simply must not miss this chance to get it right - the right architecture, the right facilities, the right accessibility, the right landscaping, and the right compromise.

Flat 51 Florin Court

6-9 Charterhouse Square

LONDON

EC1M 6EU

Planning Department
City of London

PLANNING & TRANSPORTATION		
PCDD	CPO	EPD
TPD	04 APR 2014	LTP
OM		SSC
No	121182	PF
FILE		DD

March 30th 2014

Dear Sir.

RE: Great Hall. & Bartholomew's Hospital
London

Over the last 40 years I have and still am responsible for organising events in the Great Hall. This historic venue is much loved but does regretfully have some limitations in respect of easy access for those with mobility problems and toilet/drinkroom accommodation.

May I commend to you the Hopkins plan for the improvement of such facilities.

To not have to consider whether any participants can even get into the hall will be a tremendous advantage and where for they use tickets. We do have meals in the hall and I know that the Catering Department do a superb job under difficulty.

After 900 years there are many artefacts which could be displayed but limited space precludes this and the access to them is not possible in a wheel chair.

The Hopkins plan makes the East and West extensions inconspicuous but very functional. It is vital that we do not have modern buildings in the Square to destroy the 18th century James Gibbs design. The building of the new hospital has followed this idea so that 21st century buildings are not in view.

Please give the plans submitted to you consideration in respect to these points raised.

Thank you

Yours sincerely



MISS C. J. RAVIN

Delves, Gemma

From: Wells, Janet (Built Environment)
Sent: 01 April 2014 10:26
To: Delves, Gemma
Cc: Wells, Janet (Built Environment)
Subject: FW: FAO Gemma Delves RE: North Wing St Bartholomews Hospital West Smithfield London - REF: 13/01227/FULL

Morning Gemma

FYA

Regards

Janet C Wells
Planning Support Officer
Department of the Built Environment
0207 332 3794
www.cityoflondon.gov.uk

From: Stuart Taylor [mailto:]
Sent: 28 March 2014 15:51
To: PLN - Comments
Subject: FAO Gemma Delves RE: North Wing St Bartholomews Hospital West Smithfield London - REF: 13/01227/FULL

Dear Gemma,

Thank you for consulting The Georgian Group regarding the above application. Further to a review of the application documents and a site visit, 11th March 2014, we have the following comments.

St. Bartholomew's Hospital, West Smithfield

The hospital, including the North Wing, was designed by James Gibbs between 1732 and comprises a uniform composition around St. Bartholomew's Square; the façade was refaced in Portland stone by Thomas Hardwick, 1809, largely to Gibbs' design. Internally, the building houses a fine timber staircase and paintings by Hogarth leading to The Great Hall. The building is Grade I listed and within the Smithfield Conservation Area.

Proposals

It is proposed to demolish the 1960s extension to the east elevation of the North Wing and replace it with a "bustle" extension, providing vertical circulation; an identical "bustle" extension is proposed to the west elevation of the north wing, providing vertical circulation and kitchen facilities. It is also proposed to improve the direct access to the building from St. Bartholomew's Square through a combination of re-profiled landform and platform lifts.

The Group has no objections to the "bustle" extensions in principle and considers them to be a more positive alternative, albeit not without impact, to the proposed Maggie's Centre – a development we objected to in 2013 (13/00112/LBC). However, further to the opening up works we kindly request that we are consulted to review the details that are uncovered on these two end elevations, prior to determining the final design and implementation of the two extensions. The NPPF states that "*Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification... Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.*" (NPPF Para. 32) and The Group considers a carefully phased review process with key consultees to be the best way of ensuring significance is not harmed or lost.

The Group has concerns regarding the impact of the proposed landscape treatment of The Square, however. Notwithstanding the poor quality of the landscape currently being implemented at St. Bartholomew's Square The

Group considers re-profiling the ground, to provide level access over the existing steps to both end pavilions of the north wing, to potentially have a detrimental impact upon the careful proportioning of this palace façade. Whilst we note this is largely reversible there will be some intervention to the facing stone itself and the original iron railings. The alternative is to either develop a simple platform lift or a series of ramps. The harm of the latter to the public realm can be clearly seen elsewhere on this site and so The Group recommends further consideration be given to the use of platform lifts only; notwithstanding that these are not aesthetically enhancing in their own right they would remove the need to make interventions to the existing fabric and removed easily when no longer required.

Regards

Stuart Taylor

Caseworker
The Georgian Group

Wells, Janet (Built Environment)

From: John Ratcliffe
Sent: 02 April 2014 18:02
To: PLN - Comments
Subject: Ref 13/01227/FULL St Barts Hospital Great Hall

Dear Sir/Madam,

I write to support this application. The Hopkins plan satisfies all the key criteria for restoring and enhancing this historic building to make it sustainable in the 21st century. The proposal will not only conserve the building and archive but make it more available to the general public for events, by bringing the facilities up to modern standards in terms of health and safety. Restoration of the architectural symmetry of the north wing will complement the rest of the square.

I have worked in many teaching hospitals in UK since I was a member of academic medical staff at St Bartholomews over 40 years ago. None of their precincts has anything comparable with the special features of the Great Hall. I ask the planning authority to support the Hopkins plans to make the building a worthy addition to the architecture and facilities of the City of London.

Yours sincerely,

Professor John Ratcliffe

Carreg Pen-las,
Dinas Cross,
Newport,
Pembrokeshire SA42 0SD

S

Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 02 April 2014 17:06
To: PLN - Comments
Subject: Comments for Planning Application 13/01227/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:05 PM on 02 Apr 2014 from Mrs susanne O'Kelly.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs susanne O'Kelly

Email: [REDACTED]

Address: 62 Creighton Ave London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The Hopkins Plan fulfils all the criteria to restore the building and enhance its functionality.

Tick take
out
JW
03/04

13/01227/FULL

Barts Health **NHS**

NHS Trust

Radiotherapy Department
Basement

King George V (KGV) Wing
St Bartholomew's Hospital
West Smithfield
London EC1A 7BE

Tel: 020 346 55238
Main switchboard: 020 7377 7000
Fax: 020 346 56236
www.bartshealth.nhs.uk

MAGGIES CENTRE

Ms Gemma Delves
Case Officer
Department of the Built Environment
City of London
P O Box 270
Guildhall
London EC2P 2EJ

PLANNING & TRANSPORTATION		
PSDD	020	FPD
TPD		LTP
OM	02 APR 2014	SSE
No		PP
FILE	121164	DD

Dear Ms Delves,

I write concerning the Friends Hopkins planning application for Barts Hospital.

I am fully in support of this.

I strongly oppose the counter-suggestion that the Maggie's Centre be appended to the Great Hall at Barts which is a historic icon. The architectural plans for that Maggie's Centre would be in stark contrast to the existing architecture. I particularly oppose it when there is a Friends Hopkins which would be an excellent alternative.

Yours sincerely,

Dr P N Plowman MA MD FRCP FRCR
Senior Consultant in Clinical Oncology

S



Delves, Gemma

From: PLN - Comments
Sent: 07 April 2014 14:12
To: Delves, Gemma
Subject: Comments for Planning Application 13/01227/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:11 PM on 07 Apr 2014 from Dr Bruce Court.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Bruce Court

Email: 

Address: 30 Featherston Road STREETLY SUTTON COLDFIELD

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: Since qualifying at St Bartholomew's Hospital and having served as a House doctor there, it has been my belief that architectural conservation should be taken into account as much as possible with the need for patient care developments, on this deeply historic site. The Hopkins plans seem to be an excellent example of achieving this dual aim through the symmetrical approach to the North Wing which allows for sustainable conservation of the Great Hall and all that is associated with it, whilst retaining space to enable the Maggie's Centre to be developed.

City of London Planning Authority
Guildhall
PO Box 270
London
EC2P 2EJ

PLANNING & TRANSPORTATION		
PSDD	OFO	PPD
TPD	11 APR 2014	LTP
OM		SSE
No		PP
FILE		DD

9th April 2014

Dear Sir/Madam,

Re: The Hopkins Plans, St Bartholomew's Hospital

I strongly object to the planning application. The reasons for my objection are that the historical view of Great Hall is beyond compromise.

If this unique building is to become self-supporting, as it deservedly should, then modern facilities are urgently required.

As a holder of a blue disabled badge, I feel very strongly that this aspect of this historical building needs urgent upgrading.

Recent works at Bart's has been done appropriately in most places and I think it is high time that architectural symmetry was achieved in the North Wing.

This can be fulfilled by The Hopkins Plan which I support.

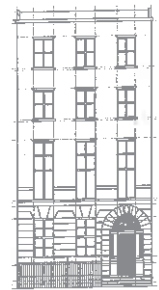
I have no doubt that the Maggie Centre could be housed in a much more appropriate position within the hospital precincts.

With best wishes.

Yours sincerely



Mr O J A Gilmore MS FRCS (Retd)
Founder & Director 108 Medical Chambers



108
MEDICAL CHAMBERS

108 HARLEY STREET
LONDON W1G 7ET

The Home of

THE
LONDON
BREAST
CLINIC

THE
LONDON
SKIN
CLINIC

THE
GILMORE
GROIN &
HERNIA
CLINIC

THE
LONDON
RECTAL
CLINIC

THE
LONDON
SPORTS
INJURY
CLINIC

108 X-RAY
AND
IMAGING

ACKNOWLEDGED

Delves, Gemma

From: PLN - Comments
Sent: 10 April 2014 22:45
To: Delves, Gemma
Subject: Comments for Planning Application 13/01227/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:44 PM on 10 Apr 2014 from Professor Tom Bates.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor Tom Bates

Email: [REDACTED]

Address: Lamplands East Brabourne Ashford, Kent.

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: I write in support of the Hopkins plan for the restoration and enhancement of the North Wing at Barts. The use of the Great Hall which is an important amenity for an extensive variety of functions in the hospital, the City and the wider community, is already under threat for lack of basic facilities and this will continue to decay unless urgent action is taken. This application is a golden opportunity to bring the North Wing up to modern standards of safety and convenience and to preserve this architectural gem for future generations. This initiative will complement the hospital as a centre of excellence and although the necessary funding will be a challenge the outcome will be income generating. The provision of a suitably sited Maggie's Centre for the care of cancer patients and their families is very important and this should be accommodated within the plans. My son Peter

Bates, now the fourth generations of surgeons who trained at Barts joins me in strongly urging that this application is sympathetically considered.



THE SAVE BART'S CAMPAIGN

Chairman Mrs. Wendy Mead C.C. Hon. Treasurer Mrs Angela Starling

City Planning Officer
Dept. of the Built Environment
Po Box 270, Guildhall
London EC2P 2EJ

10th April 2014

Dear Ms Hampson,

PLANNING & TRANSPORTATION		
PSDD	CFO	PPD
TPD	14 APR 2014	LTP
OM		SSE
No		PP
FILE		DD



Application Full/LBC/CAC North Wing, St. Bartholomew's Hospital
Planning ref. No.13/01228

I am writing as representative of The Save Bart's Campaign, a body of several thousand people who for the last two decades have supported the campaign, first to save St. Bartholomew's Hospital from closure and more recently to preserve services there for City residents, visitors and workers. I am a member of the Management committee of The Guild of the Royal Hospital of St. Bartholomew (League of Friends) and a member of The Friends of the Archives and North Wing of St. Bartholomew's Hospital.

I know the Hospital site extremely well and after studying the Planning Application from Hopkins Architects I am very happy to support this proposal. For far too long the North Wing at Bart's has been neglected with serious consequences not only for James Gibbs impressive architecture but for the archives stored in a confined space in the basement. They are probably the most important medical archives in the world dating as they do from 1123 and including two Royal Charters. The Hopkins proposal addresses the need to provide modern facilities for this unique treasure.

The removal of two mid-twentieth century buildings at each end of the North Wing will be an enormous improvement and the Hopkins 'bustles' will provide housing for the necessary upgrading facilities in an unobtrusive way, adding rather than distracting from Gibbs' grand design. This improvement will also ensure a more commercially viable future for the Great Hall in the North Wing providing revenue for its future maintenance.

It is interesting to note that this proposal has taken into consideration the desire of Bart's Health Trust for a Maggie Centre at St. Bartholomew's Hospital, to provide alternative therapies for cancer patients. Hopkins have identified a site between St. Bartholomew the Less and the Lucas Block which addresses this without compromising Gibbs fine architecture and the grandeur of the magnificent Square, one of the most important 'open drawing rooms' in the capital.

The City of London Local Plan (Policy DM 12.1 Bullet 4) states that “ Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and their settings.”

I feel that all of these points have been addressed by the Hopkins proposal.

Yours sincerely,



Wendy Mead CC
Chairman

13/01227



The City Planning Officer
Department of the Built Environment
City of London
PO Box 270
Gulldhall
London EC2P 2EJ

14 April 2014

For the attention of Gemma Delves

ACKNOWLEDGED

Dear Madam,

*Ref: North Wing, St Bartholomew's Hospital, West Smithfield, London EC1A 7BE
Your ref: 13/01227/FULL & 13/01228/LBC: Planning application to improve the setting
and functioning of Gibbs's North Wing, including demolition of attached side buildings,
creation of service extensions and level access with associated landscaping*

I am writing as Director of The Courtauld Institute of Art to register my strong support for the proposals by Hopkins Architects for the North Wing, submitted for Planning Permission and Listed Building Consent on behalf of the Friends of the Great Hall and Archives of St. Bartholomew's Hospital.

This proposal is an excellent scheme which addresses all of the issues that will ensure the development, preservation and presentation of the Great Hall, Hogarth Staircase and Archives Collection for research, exhibition, learning and public enjoyment for generations to come – subjects in which we at The Courtauld have deep interest. The Hopkins design is a comprehensive solution, which will make the North Wing and associated heritage buildings fit for purpose in the 21st century. It has the backing of English Heritage and the Georgian Group as well as Barts Charity to underpin the creation of a Heritage Trust to see the scheme through to completion.

The Courtauld is interested in Barts Great Hall both in terms of its huge significance and architectural heritage value to London and to the UK (the group of buildings predate our own site at Somerset House) and in terms of the works of art within the building. These include paintings from the period of its construction as well as works of earlier date and following that date, but directly related to the history of the institution, as would be expected with an institution that has continued to play a key role in our national life. The Courtauld's Department of Conservation and Technology is now engaged on a project of detailed survey and condition reporting and conservation of this collection. With its invaluable archive, the unique heritage collections in the Trust's care: its art, archives and historic buildings, comprise the most important hospital archive in the UK.

The North Wing was designed by James Gibbs in 1728 as part of his four similar buildings grouped around a Square. This grand formal composition by Gibbs is one of his major works in London. The design of the individual blocks has a formal, but simple, restrained grandeur. The detail is crisp and Neo-Palladian. Even with the replacement of the southern block it is still a very fine group. To the north it relates to further listed buildings, including the Grade-1 Gatehouse of 1702, St. Bartholomew the Less, Grade II, and the Medical School of 1879, Grade II.

Director's Office
The Courtauld Institute of Art
Somerset House
Strand, London, WC2R 0RN, UK

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www.courtauld.ac.uk

The Courtauld Institute of Art
University of London
A company limited by guarantee and a charity.
Registered address and office (left)
Registered number 4464432

However, two unfortunate, uncongenial appendages have been added to the North Wing:
the Finance Building of 1962 at the east end and the Pathology Block Extension of 1971 at the west end. Neither is Listed and both are incongruous as attachments to the Grade-1 Listed Gibbs building. Both have been empty for some time. Their removal would significantly restore the integrity of the North Wing.

The Hopkins scheme would both demolish two recent appendages (1962 and 1971), would add a 'bustle' at each end of the North Wing to provide lift access for wheelchair users and protected stairs for fire safety. These modest, reticent and elegant but necessary service extensions cleverly pick up on the theme of the existing Gibbs extensions attached to his East and West Wings. It is proposed that they be faced in Portland stone to match the North Wing by Philip Hardwick from 1845-52, but in a modern idiom, and would subtly reinstate the symmetry of Gibbs's eighteenth-century concept for Bart's hospital. This scheme also secures Bart's Archives, which date back almost 900 years. Currently they are at risk. The scheme would provide safe storage, reference facilities and display in air-conditioned rooms in order to become more accessible and better known as they deserve.

Bart's hospital is unique in occupying the same piece of ground in the City of London, where it has looked after the sick poor for going on 900 years. It deserves the very best future possible.

For these reasons, I very much hope that the Committee will reject the Holl scheme which has many disadvantages and approve the Hopkins application which is beautifully designed, and achieves all that will be needed for this future.

Yours faithfully,



Professor Deborah Swallow
Márit Rausing Director
Executive Trustee, NTICVA

BROADLANDS

8th April, 2014

City of London Corporation,
City of London Planners,
Guildhall,
PO Box 270,
London
EC2P 2EJ

PROG	
TRD	
CHK	18 APR 2014
No	
FILE	121277
	SEE
	PP
	DD

Sir,

**Ref: 13/01227/FULL
NORTH WING, ST. BARTHOLOMEW'S HOSPITAL**

I write in support of the above application because it fulfils two important criteria both in line with local Planning Authority aims, which are to preserve London's architectural heritage, and to increase access and enjoyment of this by local people, as well as visitors.

The plans offer an opportunity to secure the long term future of this important and unique building and create an asset of beauty for future generations. Declared Heritage and Conservation aims require its historical legacy is preserved.

The storage and display of the St. Bartholomew's archives, which are of enormous historical value, needs to be much improved otherwise they are in danger of deteriorating. The plans address this.

In order to be able to be enjoyed by more people, improvements are needed to the lavatory, cloakroom, kitchen and catering facilities, as well as access for the disabled. All this is sensitively handled within the scope of the plans.

The removal of the two empty, ugly, 1960's buildings will restore the symmetry of the North Wing, and complement the rest of the Square.

This is a skilful design which incorporates City of London Planning aims. I sincerely hope the Planning Authority will give its approval.

Sincerely,

A large, dark grey rectangular redaction box covers the name and title of the signatory. A small, faint mark is visible below the redaction.

The Lady Brabourne

Agenda Item 5b

Committee:		Date:	
Planning and Transportation		29 April 2014	
Subject:			
North Wing St Bartholomew's Hospital West Smithfield London EC1A 7BE			
Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.			
Ward: Farringdon Without		Public	For Decision
Registered No: 13/01228/LBC		Registered on: 17 January 2014	
Conservation Area: Smithfield		Listed Building: Grade I	
<u>Summary</u>			
<p>The application site forms part of the St Bartholomew's Hospital complex (Use Class C2). It comprises: The North Block (grade I listed), the former Finance Building (grade I listed by association with the North Block), The Pathology Block extension and land around the application buildings and the St Bartholomew the Less Church (grade II*), including the Princess Alice Memorial Gardens.</p> <p>Planning permission and listed building consent are sought for works to restore and upgrade the grade I listed North Block and its setting, with a view to securing its long term future. The application has been submitted by the Friends of the North Wing and Archive of St Bartholomew's Hospital (The Friends). They have looked at options for the future of the North Block and consider that it needs to become a self-funding facility. This could only be achieved by bringing the building up to modern standards, particularly in respect of fire escape and access arrangements and the catering, cloak room, WC and archive storage facilities.</p> <p>The proposal seeks to demolish the Finance Building attached to the eastern end of the North Block and the Pathology Link extension which connects the western end of the North Block with the Pathology Block and Medical School (grade II listed). Two new extensions (referred to in the application submission as 'service bustles') are proposed at the eastern and western end of the North Block. The bustles would contain stair and lift cores and WCs. Internal alterations are proposed to provide improved catering, archive and museum facilities. Two new ramps would be added to the east and west entrances of the building in order to provide step free access.</p> <p>New soft landscaping is proposed around the St Bartholomew's- the less-church and the eastern end of the North Block, including the upgrading of the Princess Alice Memorial Garden. Hard landscaping is proposed around the western end of the North Block and the rear of the Medical School and Pathology Building. A new gate would be formed on the Giltspur Street frontage between the Medical School and Pathology building.</p> <p>The cycle parking outside the Kenton and Lucas Block would be relocated to the rear of the medical school. A new servicing bay would be formed for use in</p>			

association with the North Block.

The Friends envisage that the application proposal would be part of a phased scheme to improve the northern end of the hospital site. Future works could include the refurbishment of the Gate House (grade I listed) and the provision of Maggie's Centre on a site adjacent to the Kenton and Lucas Building (grade II listed).

One letter of objection has been received to the proposal from the Barts Health NHS Trust, the freeholder of the land to which the application relates. They consider that the proposal is incompatible with the Trust's estate strategy and would have a significant adverse impact on patient care. The Trust supports the proposals for the Maggie's scheme that were presented to Members of the Planning and Transportation Committee on the 4th June 2013.

The Maggie's Centre would replace the existing Finance Building. Members moved to refuse the Maggie's proposal. The applicants withdrew the scheme prior to the issuing of a decision. Maggie's have submitted a representation in respect of the current application. It notes that the suggested alternative Maggie's site referenced in the application documentation would not be suitable. Applications for planning permission and listed building consent have been re-submitted for the Maggie's Centre. The submission intends to address Members' concerns about the scheme. The Maggie's representation notes that an application for listed building consent has been submitted by the Barts Health NHS Trust for works to upgrade the North Block.

Each case should be assessed on its own merits. To date 62 letters of support have been received in respect of the application proposal. This is on the grounds that the scheme would secure an appropriate future for this historically sensitive site. The proposal would result in improvements to the North Block through the demolition of the Finance Building and the Pathology Block extension.

The application would result in the loss of 1221sq.m of hospital (class C2) floorspace. This is considered to be acceptable on the basis that the floorspace has never been used for patient care and that the proposals would support the continued presence and improvement of St Bartholomew's Hospital in line with policy CS22 of the Core Strategy.

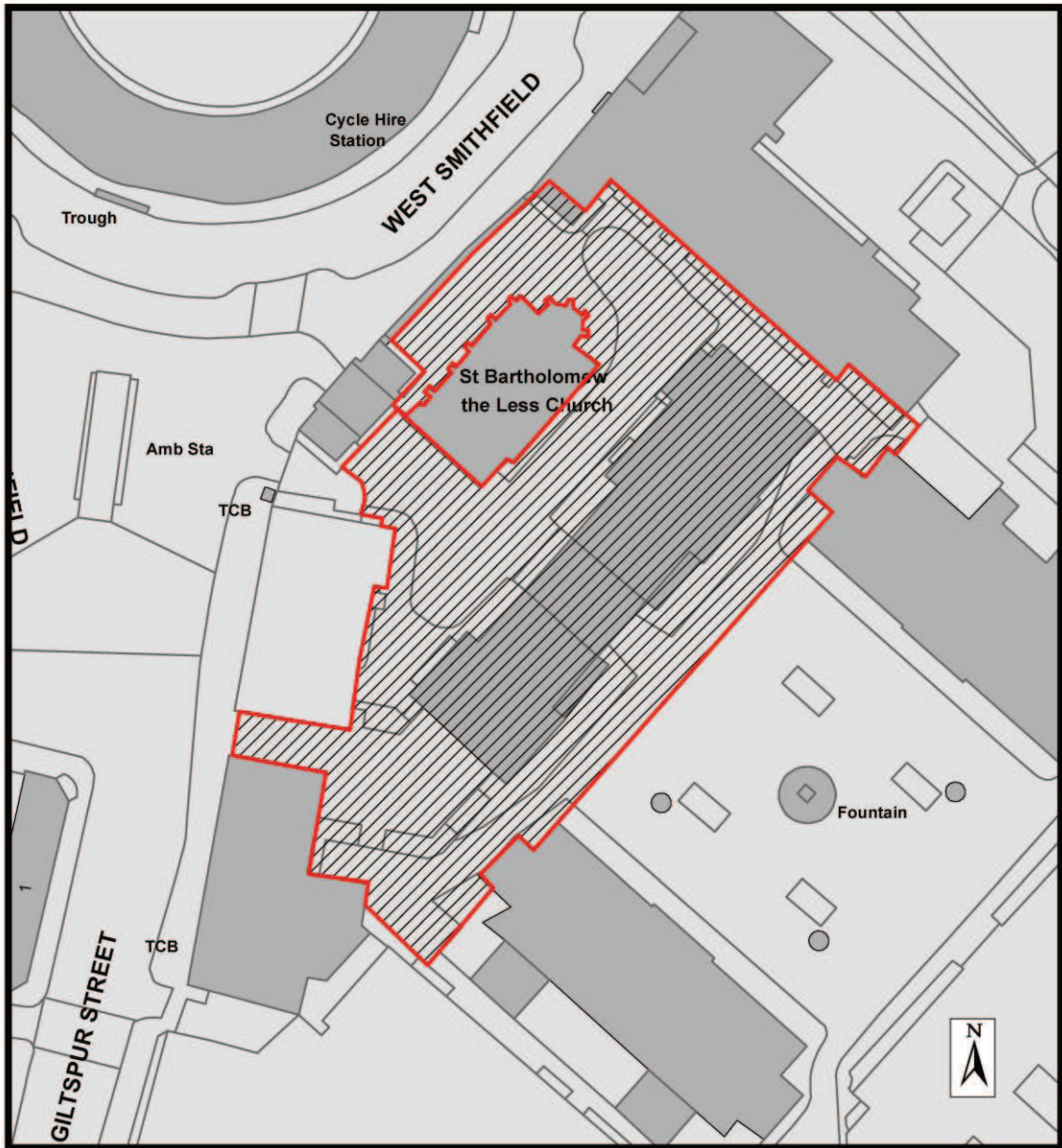
The scheme is acceptable in design and heritage terms and would not detract from the special architectural or historic interest of the North Block or the Smithfield Conservation Area. Some less than substantial harm would arise from the proposed ramps, removal of an internal staircase in the west side of the North Block and through the formation of new openings into the side elevations of the building. The harm is outweighed by the public benefits of the proposal including the improved access arrangements to the building, enhancements to the area resulting from the demolition of the Finance Building and the Pathology Block extension and the potential for the scheme to secure a long term future for the North Block.

The landscaping, servicing alterations and revised cycle parking arrangement are considered to be acceptable.

Recommendation

That listed building consent be granted in accordance with the details set out in the attached schedule.

Site Location Plan



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ADDRESS:
North Wing, St. Bartholomews Hospital, West Smithfield

CASE No.
13/01227/FULL, 13/01228/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



View north from Hospital Square

Case No. 13/01227/FULL & 13/01228/LBC

For full report see application reference 13/01227/FULL.

Appendix A

London Plan Policies

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.

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets

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

SCHEDULE

APPLICATION: 13/01228/LBC

North Wing St Bartholomew's Hospital West Smithfield

Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) particulars and samples of the materials to be used on all external faces of the new extensions, including external ground and upper level surfaces;
 - (b) details of windows and external doors on new extensions;
 - (c) details of glazed roofs on new extensions;
 - (d) details of stonework on new extensions, to include face bonding, pointing, and any expansion joints;
 - (e) details of ramps to North Block entrances, to include alterations to steps, samples of materials, junctions between new work and the listed building;
 - (f) a method statement for the removal and relocation of two bootscrapers from the entrances of the North Block;
 - (g) details of glazed links to include junctions between new work and listed building
 - (h) details of stonework and brickwork repairs to newly exposed elevations of the North Block (east and west elevations), Medical School and Pathology Block, including proposed elevation drawings;
 - (i) details of stone archway and metal gates between Pathology Building and Medical School;
 - (j) details of all ground level surfaces including materials to be used;
 - (k) details of spiral staircase between basement archive and ground floor museum;
 - (l) details of alteration to basement staircase between Hogarth stair;

(m) details of any internal works to the new museum and library on ground floor of North Block.

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: CS12.

- 3 No part of the building(s) shall be demolished (unless otherwise permitted by the Local Planning Authority in the circumstances identified in this condition) before a contract or series of contracts for the carrying out of substantial works of redevelopment have been made and planning permission has been granted for the development for which the contracts provide. Such contracts shall include the construction of all foundations, above ground framework and floor structures. Works of demolition may be permitted prior to the completion of the contract(s) if the Local Planning Authority is satisfied that the site is required for archaeological investigation and the developer has submitted evidence to show that development will proceed upon completion of the investigation.
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: CS12.
- 4 The stability of the structure to remain must, throughout the period of demolition and reconstruction, be assured before any works of demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur to be necessary.
REASON: To ensure the stability of the structure to be retained in accordance with the following policy of the Core Strategy: CS12.
- 5 All works of making good to the retained fabric 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 consent.
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: CS12.
- 6 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.
- 7 The works hereby permitted shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this consent: 3051 rev. B; 3101 rev. D; 3102 rev. A; 3103 rev. A; 3104 rev. A; 3105 rev. A; 3106 rev. A; 3107 rev. A; 3110 rev. B; 3151 rev. C; 3152 rev. A; 3153 rev. A; 3154 rev. A;

3155 rev. A; 3156 rev. A; 3251 rev. A; 3252 rev. A; 3253; 3254 rev. A; 3255 rev. A; 3256 rev. A; 3257 rev. A; 3300 rev. C; 3301 rev. B; 4110 rev. B; 4111 rev. A; 4112 rev. A; 4113 rev. A; 4114 rev. A; 4150 rev. A; 4151 rev. A; 4300; 4350; SK010 rev. A; SK011 rev. B.

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.

Agenda Item 6

Committee(s):	Date(s):
Planning and Transportation	29 April 2014
Policy & Resources	8 May 2014
Court of Common Council	12 June 2014
Subject: Fenchurch Street – Compulsory Purchase	Public
Report of: Chief Planning Officer and Comptroller and City Solicitor	For Decision
Summary	
<p>This report seeks your approval to the making of a compulsory purchase order ("CPO") pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 (the "1990 Act"), in order to facilitate the carrying out of development/redevelopment or improvement of land at 10 Fenchurch Avenue, 14 Fenchurch Avenue, 116 Fenchurch Street and 14 Billiter Street, 117 Fenchurch Street, 118/119 Fenchurch Street and 6 Hogarth Court, 120 Fenchurch Street, 4-5 Hogarth Court, London, EC3M shown edged and hatched in black on the site location plan in Appendix 1 (the "Site").</p> <p>On 30th March 2012, the City Corporation granted conditional planning permission to develop the Site under reference 11/00854/FULEIA (the "Development"). The Development was approved because it is in substantial compliance with the development plan policies that relate to it and will provide a significant increase in flexible office and retail space on this site, which would support the financial and business services of the City.</p> <p>Saxon Land BV (the "Developer") has advised that the provision of the Development in order to meet the requirements of a major international asset manager is now at risk due to its inability to agree terms for disposal with Linville Limited. They are the owner of the leasehold property at 118 to 119 Fenchurch Street (the "Linville Land"). The Linville Land is shown on Appendix 1.</p> <p>The Developer has advised that it has agreed in principle terms or is in the final stages of agreeing commercial terms with the owners of the freehold interests and various long leasehold, and that the majority of the other interests (occupational, rights of light and utilities interests) in the Site, are capable of rapid resolution once site assembly of the whole is assured. The Developer aims to enter into a pre-let agreement with the major international asset manager on or before 28th April 2014 to secure the commitment of a major occupier to the scheme.</p> <p>The Linville Land is therefore the key outstanding property interest in respect of which the Developer has been unable to negotiate terms for its acquisition. Certainty is also required that any and all outstanding interests in the Site will have been acquired to enable commencement of the Development to be carried in time to meet the requirements of future occupiers.</p> <p>The Developer has asked if the City Corporation would be prepared to facilitate the Development by exercising its powers under S226(1)(a) of the 1990 Act to acquire the Site compulsorily, including the Linville Land. The Development is not</p>	

capable of being brought forward without acquisition of all of the land within the Site.

The acquisition would be on terms that the Developer will indemnify the City Corporation in full for the costs of and associated with the compulsory acquisition of the Site and will carry out the Development within a reasonable timescale, with step-in rights in the City Corporation's favour should the Developer be unable to achieve this.

It is considered that compulsory acquisition of the Site will facilitate its development/redevelopment or improvement providing much needed high quality office space to satisfy known demand, additional retail space and contribute to the improvement of the environment by providing a world class mixed use building on the Site, an improved public realm, significant open space and other benefits. Such redevelopment will contribute to the achievement of the promotion or improvement of the economic, social and environmental well-being of the City.

Before exercising its powers under section 226(1)(a) of the 1990 Act, the City Corporation must be satisfied that the inevitable interference with property and other rights, including rights that are protected under the European Convention on Human Rights, is outweighed by the public benefits which will be derived from the Development. It is considered that the benefits significantly outweigh the interference with rights and that there is therefore a compelling case in the public interest for making the Order.

Recommendations

1. It is recommended that Members of Planning and Transportation Committee agree that (subject to prior completion of the indemnity agreement referred to at (d) below):
 - (a) The Site shown attached in Appendix 1 be acquired compulsorily for the purpose of facilitating the carrying out of development/redevelopment or improvement through the construction of the Development (or a substantially similar scheme of development);
 - (b) It is necessary that the whole Site be acquired compulsorily in order to provide certainty that all and any outstanding interests in the Site will have been acquired at the commencement of the Development (or similar development);
 - (c) Acquisition of the Site by the City Corporation under section 226(1)(a) of the 1990 Act and its subsequent disposal to the Developer (or an associated company) under section 233 of the Town and Country Planning Act 1990 is justified in the public interest;
 - (d) the Town Clerk be delegated authority in consultation with the Chairman and Deputy Chairman of the Planning and Transportation Committee to approve the terms on which the acquisition and disposal referred to above are to be made including settling the appropriate terms of the indemnity agreement with the City;
 - (e) The making of a Compulsory Purchase Order be recommended to Court of Common Council.

2. It is recommended that Members of Court of Common Council concur with the resolution and recommendation of Planning and Transportation Committee and authorise the making of a Compulsory Purchase Order in respect of all interests in the Site.

Main Report

Background

1. This report seeks your approval to the making of a compulsory purchase order pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 (the "1990 Act"), in order to facilitate the carrying out of development/redevelopment or improvement of land at 10 Fenchurch Avenue, 14 Fenchurch Avenue, 116 Fenchurch Street and 14 Billiter Street, 117 Fenchurch Street, 118/119 Fenchurch Street and 6 Hogarth Court, 120 Fenchurch Street, 4-5 Hogarth Court, London, EC3M shown edged and hatched in black on the plan in Appendix 1 (the "Site").
2. On 20th March 2012, the Planning and Transportation Committee resolved to grant conditional planning permission to develop the Site under reference 11/00854/FULEIA. The Permission was issued on 30th March 2012 and an agreement under section 106 of the Act was entered into on the same day. The Development is for demolition of existing structures on the Site and redevelopment to provide a mixed use building of 15 storeys, plus mezzanine, lower ground, two basements and a publicly accessible roof garden, to provide Class B1 office use and Class A retail uses including a restaurant at 14th floor level, together with associated public space and landscaping, motorcycle, car and bicycle parking, servicing and plant accommodation (62,643sq.m). The Development was approved because it is in substantial compliance with the development plan policies that relate to it (namely the London Plan, the Unitary Development Plan and the Core Strategy) and in particular it supports the strategic objective of promoting the city as the leading international financial and business centre. The Development will provide a significant increase in flexible office and retail space on this Site, which would support the financial and business services of the city.
3. The Site comprises 0.42 ha (1.05 acre) of land in the heart of the financial district and the EC3 insurance district, currently occupied by a number of dated low rise buildings comprising some 14,825 sq.m. NIA of offices and retail accommodation. The Site is bounded by Fenchurch Street to the south, Fenchurch Avenue to the north, Billiter Street to the east and Fen Court to the west. The present buildings on the Site are unsuited to the current office market for the kinds of occupiers the City Corporation seeks to attract because the buildings have reached the end of their physical and economic life, with outmoded specification and have small irregular floorplates which do not meet current day requirements.
4. The Site is in the following freehold ownership: 54% is owned by the Developer, 42% by the Clothworkers and 4% by the City Corporation.
5. There are very few development sites capable of accommodating buildings of the scale and quality proposed by the Development in the city's core, and which can be

completed during 2017. Indeed the only other development within EC3 of this scale, which is planned for delivery within a similar timescale, is 52-54 Lime Street (for which the City Corporation has also granted planning permission); but this will have smaller floors than the Development and will be partly occupied by the owner of the site (WR Berkley).

6. The Developer has demonstrated the unique opportunity presented by this Site by agreeing a pre-let with a major international asset manager to lease a significant proportion of the Development on completion. The major international asset manager fits the profile of the kind of businesses the City Corporation wishes to attract to it as a world financial hub. The combination of building design, size and location which could be provided by the Development would make it attractive to potential tenants and it would make a significant contribution to the stock of prime commercial property in the City of London. The Developer is in substantial agreement with a major international asset manager and expects to have entered into an agreement for lease by 28th April 2014. The major international asset manager requires agreement to be reached in order to be able to secure space in the Development by 2017 and demolition on the Site will need to take place within a reasonable timescale in order to achieve this.
7. The Developer has been in negotiations with the owners of the freehold interests and various long leasehold interests in the Site. It has made reasonable progress with these owners, including negotiating terms to relocate one occupier (NatWest Bank) within the Development during construction. The City Corporation is advised that the Developer fully expects to reach final settlement with the owners of these freehold and leasehold interests in accordance with its site assembly requirements. It has presently entered into option agreements or agreed commercial terms with Clothworkers, Young & Co Brewery plc, Davy's, NatWest and the City.
8. Rights of Light issues are raised by the Development, and the Developer has agreed terms (but not yet executed final documents) with six neighbouring landowners (one of whom is the City Corporation) to the Site to settle various potential Rights of Light claims. Discussions with these landowners are advanced and it is expected that final documents will be executed in accordance with the Developer's site assembly requirements. A further nearby landowner has been identified as having a potential Rights of Light claim and the Developer has indicated that it has approached the landowner to open discussions.
9. There are a large number of occupational interests in the Site and the City Corporation has been informed that those interests are all held on the basis that they can be terminated by the Developer on three months' notice, and that once site assembly in relation to the freehold and long leasehold interests has been realised, the Developer will terminate those occupational interests so as to enable the Development to proceed.
10. There are various utilities with interests in the Site, and further details on these are contained in the Non-public report on your Agenda.
11. The Developer has advised that the timing for commencement of the Development is now at risk due to its inability to agree terms for disposal with Linville Limited. Linville Limited is the owner of the leasehold property at 118 to 119 Fenchurch Street under an Underlease dated 28th October 1957 for a term of 99 years from 29th September 1953 as Registered under title number LN158383 (the "Linville Land").

12. The City Corporation has been informed that the Linville Land is the key outstanding property interest in respect of which the Developer has been unable to negotiate any form of terms for its acquisition. Linville Limited occupies its building under an underlease for an unexpired term of 38 years and 6 months from the Clothworkers. The Linville Land comprises a purpose built office and a public house built on basement, ground and five upper floors, totalling approximately 684m². It occupies a small (but crucial) part of the Site by area (5%) and is situated on the southern side of the Site fronting Fenchurch Street.
13. The Linville Land is located in a key part of the southwest quadrant of the consented scheme. The Development requires all of the buildings on the Site to be demolished. Without the Linville Land, any development of the Site would be smaller, providing less new floorspace overall, and could not provide the large regular floorplates of the type presently demanded by the market and in particular by the kind of large scale businesses of the type the City Corporation wishes to attract, such as the major international asset manager. There is a real risk that without an early resolution to this site assembly issue the opportunity to secure the major international asset manager's occupation of the Site will be in jeopardy. The Development as envisaged cannot therefore proceed within the current site assembly timetable without the Linville Land.
14. Linville Limited is not opposed to the Development nor to its land being acquired, but disputes the sums so far offered to acquire that interest. The City Corporation has obtained its own independent valuation advice on the appropriate range of prices that a developer of the Site might be expected to pay to acquire Linville Limited's leasehold interest in the Property following open market negotiations between willing participants (so as to enable the Development, or equivalent development, to be carried out and in order to assist the City Corporation's consideration whether it is appropriate to make a compulsory purchase order in respect of the Site.) The independent valuation indicates that an offer made to Linville is within the appropriate range and that the sum sought is about twice the appropriate range. Further information is contained in the Non-public report on your Agenda.
15. The Linville Land is needed in order for the Development to be carried out and the Development cannot proceed unless it is acquired. Certainty is however also required that all and any outstanding interest in the site will have been acquired to enable commencement of development.
16. As set out in the City Corporation Planning Officer's report to the Planning and Transportation Committee dated 20th March 2012, the proposed Development was considered to be in compliance with the policies that related to it and in particular supported the strategic objective of the City Corporation to promote the City as the leading international financial and business centre. The Development would provide a significant increase in flexible office space (155% – 35,104 sq.m including plant and ancillary) and retail space (4,857 sq.m) on the only development site in this area of the City capable of accommodating buildings with such large floor plates and capable of being completed in 2017. This substantial increase in high quality floorspace would provide significant employment opportunities both during construction and post completion. It offers the redevelopment of outdated buildings on an underutilised brownfield site and would provide a world class mixed use building (as evidenced by the Development winning the Future Projects - Office category at the World Architecture Festival in 2012) adding to the City's stock of prime commercial property. It would provide public realm improvements, public amenity space additional retail provision and other benefits.

17. The City Corporation considers that the whole of the Site is required to deliver this Development (or similar development) and that the Development is not capable of being brought forward without all of the land within the Site. Although the negotiations undertaken by the Developer are far advanced, there is no certainty that all the outstanding interests can be acquired by negotiation in order to secure the major international asset manager's commitment to pre-let space in the Development, and therefore the CPO is necessary to ensure the delivery of the proposed Development (or similar development) within the timescale required to achieve the major international asset manager pre-let.
18. The Developer has asked if the City Corporation would be prepared to facilitate the Development by exercising its powers under S226(1)(a) of the 1990 Act to acquire the Site compulsorily, including the Linville Land. The City Corporation considers that the whole Site is required to deliver the Development (or similar development) and the Development is not capable of being brought forward without all of the land within the Site. Acquiring the whole Site by means of compulsory purchase would provide the Developer with certainty that, provided the Order is confirmed, all the interests necessary for the Development to proceed (not just the Linville Land) will have been acquired by the commencement of the Development and that it will therefore have vacant possession of the whole Site at the commencement date.
19. It is considered that the Development is in accord with, and would further key objectives of, both the Mayor's and the City Corporation's planning policies. The compulsory acquisition of the Site will facilitate its development/redevelopment or improvement through the carrying out of the Development (or similar development), which will provide much needed high quality office space to satisfy known demand, and specifically, for the purposes of securing space for the major international asset manager within the required timescales; provide additional retail space and contribute to the improvement of the environment by providing a world class mixed use building on the Site; an improved public realm; significant open space, and other benefits.
20. Before exercising its powers under section 226(1)(a) of the 1990 Act, the City Corporation must be satisfied that the inevitable interference with property and other rights, including rights that are protected under the European Convention on Human Rights, which will result from the proposed exercise of powers of compulsory acquisition, is outweighed by the public benefits which will be derived from the Development. It is considered that the benefits significantly outweigh the interference with others' rights in this case, and that there is therefore a compelling case in the public interest for making the Order.
21. The City Corporation has been assured that, save in respect of Linville Limited's interest, there are unlikely to be substantial objections to the scheme.
22. It should be noted that Linville Limited would be entitled to object to the confirmation of the Order and in the event of objection a public inquiry would need to be held to consider the objection and in advance of any confirmation of the order by the Secretary of State. This would have an impact on the timescales.

Considerations:

ACQUISITION FOR PLANNING PURPOSES

23. Pursuant to section 226 of the 1990 Act the City Corporation may acquire compulsorily any land in its area:
- s226(1)(a): if it thinks that the acquisition will facilitate the carrying out of development/re-development or improvement on or in relation to the land; or
 - s226(1)(b): where it is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.
24. It is considered that the more appropriate power to use in the present case is s226(1)(a).
25. Before exercising this power, the City Corporation must think that the development, re-development or improvement proposed is likely to contribute to the achievement of certain objects, namely the promotion or improvement of the economic, social or environmental well-being of their area: s226(1A).
26. Circular 06/2004: *Compulsory Purchase and the Crichton Down Rules* (the "Circular") gives advice on the approach that should be taken, and the matters that should be considered, when a local authority and the Secretary of State are deciding whether to make or confirm a compulsory purchase order ("CPO"). The main points are:
- i) Before embarking on compulsory purchase and throughout the CPO preparation and procedural stages, the City Corporation should seek to acquire land by negotiation wherever practical. Compulsory acquisition is intended as a last resort where attempts to acquire land by agreement have failed, although it may often be sensible for formal CPO procedures to be initiated in parallel with continuing negotiations; There should be clear evidence that the public benefit from making the CPO will outweigh the private loss. A CPO must only be made where there is a compelling case in the public interest;
 - ii) The City Corporation should be sure that the purposes for which it is making the CPO sufficiently justify interfering with the affected human rights of those with an interest in the land;
 - iii) It will be difficult to show that the making of the CPO is justified in the public interest if the City Corporation does not have a clear idea of how the land acquired will be used and cannot show that the necessary resources are likely to be available to achieve that end use within a reasonable timeframe;
 - iv) The City Corporation should be satisfied that there is a reasonable prospect of the Development going ahead, and that its implementation is unlikely to be blocked by financial, physical, legal, planning or other impediments;
 - v) When considering whether to confirm the order the Secretary of State will consider the following (amongst other) factors:
 - whether the purpose for which the land is being acquired fits in with the adopted planning framework for the area;

- the extent to which that purpose will contribute to the s226(1A) objects;
- the financial viability of the scheme for which the land is being acquired – “A general indication of funding intentions, and of any commitments from third parties, will usually suffice to reassure the Secretary of State that there is a reasonable prospect that the scheme will proceed”;
- whether the purpose for which the City Corporation is proposing to acquire the land could be achieved by any other means.

27. It should be noted that it is immaterial by whom any activity or purpose mentioned in s226(1) is to be undertaken or achieved. There is no need therefore for the City Corporation to undertake that activity or to achieve that purpose itself (s226(4)).

Indemnity

The Developer has agreed to indemnify the City Corporation in full for the costs of and associated with the compulsory acquisition of the Site and the indemnity would need to be on terms that the Developer undertakes to:

- enter into the pre-let with the major international asset manager;
- carry out the Development within a reasonable timescale, and
- in default of the Development being carried out by the Developer, the City Corporation could itself acquire the Site pursuant to the Compulsory Purchase Order in order to secure its implementation, or implementation of a similar scheme.

The acquisition would be on terms that, following acquisition, the City Corporation will dispose of the Site to the Developer (or other agreed party) for the planning purposes of securing the Development (or for similar development) (other than where the City Corporation itself secures the Development in default).

Public Interest/Planning framework

28. The Developer and Linville Limited have been in negotiations for the Developer to acquire the Linville Land for some time. The City has also urged Linville Limited to settle the consideration for its interest through ADR. This has not been taken up as Linville Limited relies on its own valuation. Further information regarding negotiations is contained in the Non-public report on your Agenda.

29. It is therefore considered that without the City Corporation’s intervention, the Development, will not be achieved within a reasonable timescale. In particular, City Corporation has been informed that if the Development is not commenced in time to provide office accommodation in 2017, the opportunity to secure the major international asset manager as an occupier will be lost.

30. While agreement has been reached (or substantially reached) in relation to the owners of other affected interests, it is considered appropriate in all the

circumstances of the case to make a CPO in relation to the whole Site to ensure single ownership and achieving delivery of the Development by 2017.

31. Both the City Corporation and the Developer still wish to achieve acquisition of the Site by private treaty, and the Developer will continue negotiations with Linville Limited and the owners of other affected interests throughout the CPO process.
32. The consented scheme would provide a significant amount of new, high quality floorspace with an increase of 155% over the current provision. The existing buildings have reached the end of their physical and economic life, with outmoded specification and small irregular floorplates which do not meet current day requirements. It would also provide a significant number of jobs, both pre and post completion. During the construction phase it is anticipated that 429 construction jobs will be created. Post-construction, the Development is expected to generate 3,183 jobs once operational – a net increase of 2,319¹ jobs. It would provide new retail space of some 4,857 sq.m GEA and substantial public realm improvements including publically accessible roof space/garden. The roof garden is a significant new amenity provided for the public in this part of the city, where employment numbers are increasing significantly and where opportunities to create open and green space are limited. Its provision for the public was an important consideration in balancing the benefits of the Development to the city. New public highways will also be provided through the Development fronted by retail units. Financial contributions of £1,290,470 will be made towards local community facilities and the environment and £129,047 will be paid towards training jobs brokerage and skills. The Development is therefore considered to be in substantial compliance with the Plan policies that relate to it, and in particular, supports the strategic objective of the City Corporation to promote the city as the world's leading international financial and business centre.
33. The most relevant planning policies are:

- i) **The London Plan:**

Policy 2.10: (Central Activities Zone) – Strategic Priorities sets out the following strategic priorities for the CAZ:

(a) *Enhance and promote the unique international, national and London-wide roles of the CAZ, supporting the distinct offer of the Zone based on a rich mix of local as well as strategic uses and forming the globally iconic core of one of the world's most attractive and competitive business locations.*

(b) *In appropriate quarters bring forward development capacity and supporting infrastructure and services to sustain and enhance the CAZ's varied strategic functions without compromising the attractions of residential neighbourhoods where local uses predominate.*

(c) *Sustain and enhance the City of London (and, although formally outside the CAZ (see para. 2.55), the Isle of Dogs) as a strategically important, globally-oriented financial and business services centre.*

Policy 4.1: (Developing London's Economy) states that the Mayor will work with partners to:

¹ From the planning application - the Environmental Statement stated that the Development would generate 3,183 jobs and the Transport Assessment stated that the current site is home to 864 jobs. Hence a net increase of 2,319 jobs.

(a) *Promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost, supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises; and*

(d) *Support and promote the distinctive and crucial contribution to London's economic success made by central London and its specialist clusters of economic activity; and*

(g) *Promote London as a suitable location for European and other international agencies and businesses.*

Policy 4.2 (Offices) states that stakeholders should:

support the redevelopment of office provision to improve London's competitiveness, and recognise and address strategic as well as local differences in meeting this policy to meet the distinct needs of the central London office market including by sustaining and developing the dynamic clusters of "world city" and other specialist functions and business environments, should encourage the renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility, and seek increases in the current stock where there is local evidence of sustained demand for office based activities in the context of offices.

ii) **The City of London Core Strategy:**

Strategic Objective 1 – To maintain the City's position as the world's leading international financial and business centre

Policy CS1 - *To ensure the City of London provides additional office development of the highest quality to meet demand from long term employment growth and strengthen the beneficial cluster of activities found in and near the City that contribute to London's role as the world's leading international financial and business centre, by:*

(i). *Increasing the City's office floorspace stock by 1,500,000 m2 gross during the period 2006 – 2026 to meet the needs of projected long term economic and employment growth, phased as follows:*

2006 – 2011: 750,000 m2

2011 – 2016: 250,000 m2

2016 – 2021: 250,000 m2

2021 – 2026: 250,000 m2

A pipeline of at least 750,000 m2 gross office floorspace with planning permission but not yet commenced will be maintained to provide office occupier choice.

(ii). *Encouraging the assembly and development of large sites, where appropriate, to meet the accommodation needs of the City's biggest occupiers, protecting potential large office sites from piecemeal development and resisting development that would jeopardise the future assembly and delivery of large sites.*

(iii) *Encouraging the supply of a range of high quality office accommodation to meet the varied needs of City office occupiers.*

(iv) *Promoting inward investment and encouraging developers and businesses to invest and locate in the City.*

(v) *Managing short-term over supply in the office market through a flexible approach to alternative temporary uses for vacant offices and sites, where such uses would not prejudice the eventual return of the site to office use.*

Under Policy CS1: "Who will Deliver – how will we make it happen" it is stated that "the City may use development management, **compulsory purchase powers**, land ownership and joint working with developers to assist in site assembly, where appropriate...."

34. In the light of the above policies, the key public benefits of the Development which need to be weighed against the private loss, including interference with the human rights of those with an interest in the land affected, which will be caused by the compulsory acquisition of the Site are that:
- i) it replaces outdated offices with world class high quality modern attractive office space offering state of the art accommodation of the highest institutional standard;
 - ii) it provides a net floor area of internal accommodation of some 39,704 sq.m. (nearly 3 times more than the existing) and comprised of regular flexible floorspace on large floorplates of the type strongly favoured by business and financial service users. It includes floor areas of up to 2,800 sq. m per floor. Floor plates of this size are in demand and are hard to find in the City;
 - iii) it has secured a pre-let by a significant occupier of the space (a major international asset manager) which is exactly the type of entrant the City's policies seek to attract;
 - iv) better and more efficient use will be made of a significantly under-utilised site;
 - v) it will generate 3,183 jobs - a net increase of 2,319 employees than are currently accommodated in the existing buildings, or could be – making it suitable for a major occupier and/or other users;
 - vi) the Permission is accompanied by an appropriate package of planning obligations, which includes significant contributions to Crossrail £2,307,446, local community facilities and the environment of £1,290,470, local job training skills and job brokerage payments of £129,047, and enhancements to the street environment, as set out in the Planning Committee Report dated 20th March 2012 and Section 106 Agreement dated 30th March 2012.

If the Development does not proceed, the benefits identified above will not be delivered.

Justified Interference with rights

35. The Development would involve interference with property and other rights, including those protected by the European Convention on Human Rights. A CPO should not be made unless the interference is proportionate to, and is outweighed by, the public benefits to be achieved. The criteria are therefore examined below.

36. In this context, the following matters need to be taken into account:-

- i) Whether compulsory purchase will facilitate the carrying out of the Development, and whether there are any other means to achieve this;
- ii) Whether interference with property rights is necessary in order to allow the Development to be carried out and, in particular, whether agreement can be reached for the release of those rights and on what terms;

- iii) Whether the benefits of the Development could be achieved without giving rise to all or some of the interference;
- iv) Whether the Development will contribute to one or more of the objects of promoting or improving the economic, social or environmental well-being of the area;
- v) Whether the public benefits arising from the CPO are proportionate to the interference with private rights, and in particular to any interference with rights guaranteed by the European Convention on Human Rights ("Convention Rights");

37. These five matters are addressed below.

(i)

38. The Site has planning permission for redevelopment. The Developer has access to sufficient resources to carry this out, and intends to commence demolition this year and commence build in early to mid-2015, provided that the Site can be assembled in time to allow this to happen. At the present time, the only means of achieving certainty in terms of the timing and delivery of the Development is if the City Corporation makes a CPO. If the CPO is confirmed, the City Corporation will dispose of the Site to the Developer to carry out the Development, however the City proposes that the making of the CPO be on terms that the Developer carry out the Development within a reasonable timescale, and grant the City step-in rights should it be unable to achieve this.

39. Full funding for both the Development and the CPO will be provided by the Developer, which is a wholly owned subsidiary of The Generali Group. The Generali Group is one of the largest global insurance providers with a 2013 total premium income of €66 billion. With 77,000 employees worldwide serving 65 million clients in more than 60 countries, the Group occupies a leadership position on West European markets and an increasingly important place on markets in Central Eastern Europe and Asia.

40. The Developer intends to conclude terms with a major international asset manager for a pre-let by 28th April 2014 for the Development, but requires certainty that all of the relevant interests in the Site can be acquired so that the Development can take place. The protracted negotiations to acquire Linville Limited's rights have not resulted in the parties reaching terms, and this now jeopardises the whole Development and its timescales. Compulsory acquisition of the Site will therefore clearly facilitate the carrying out of the Development.

41. The anticipated programme for the Development is for demolition to commence immediately the outstanding acquisition issues have been resolved with a target date for completion to shell and core at the end of September 2017.

42. Unless the City Corporation exercises its powers of compulsory acquisition, therefore, the Development will not be able to proceed within the timescale required in order to provide office accommodation in 2017 and thereby provide premises for the pre-let. Negotiations with a view to completing acquisition of all the necessary interests by agreement, including with Linville Ltd, will continue, but (as the Circular advises may be appropriate) officers consider that the formal CPO procedures

should be initiated in parallel with negotiations, not only in order to secure the carrying out of the Development within a more certain timescale but also to encourage those affected “to enter more readily into meaningful negotiations”.

(ii) and (iii)

43. It is clear that it would not be possible to carry out the Development without the acquisition of the Linville Land, which is located in the southwest quadrant of the site. The Development in fact requires demolition of all of the existing buildings on the Site, and therefore the acquisition of all of the interests included in the draft CPO.
44. Furthermore, were the Development to be reduced in scale by excluding the Linville (or other) land, a significant amount of floorspace would be lost and it would not be possible to achieve the large floorplates which are a key feature of the Development.
45. Interference with property rights is therefore necessary in order to facilitate the carrying out of the Development. It is not possible to redesign the Development so as to reduce or avoid the interference to any appreciable extent.
46. Aside from Linville, in principle agreements have been reached as detailed above and are close to being finalised, with all those with an interest in the affected properties for the acquisition of their interests. Interference with their property rights has therefore been sanctioned through the agreement of the relevant owners.
47. The City Corporation is advised that the occupational interests are all on terms that the interests can be determined on 3 months’ notice, and accordingly it is not considered that the making of a CPO is likely to lead to any, or any significant, interference with the property rights of the owners of these interests.
48. Given the advice of the City’s independent valuer, it is considered that reasonable attempts to reach agreement with Linville have been made. Officers have reviewed the course of negotiations and are of the view that the offers made by the Developer (including the offers to settle appropriate consideration for acquisition by ADR) are reasonable and appropriate in the circumstances, being based on a significant uplift in existing use value. The powers of compulsory acquisition under section 226(1)(a) are therefore being exercised as a last resort as it has not been possible for the Developer to reach agreement with Linville Limited and is therefore not able to carry out the Development for which planning permission has been granted. The Developer will continue to negotiate for the acquisition of Linville’s interest by private treaty after any CPO has been made.

(iv)

49. The use of section 226(1)(a) powers will facilitate the carrying out of the Development, and this will contribute to:
 - i) the promotion and improvement of the economic well-being of the city as a whole, through the provision of new offices, significant employment generation and retail provision, likely occupation by a major financial institution, and by providing jobs during the construction phase;

- ii) the promotion and improvement of the environmental and social well-being of this part of the city, through the proposed improvements to the public realm and provision of open space, the productive use of an underutilised brownfield site, and the securing of other benefits including the enhancement of the streetscape of this part of the city.

(v)

50. The Circular advises that compulsory acquisition under section 226 of the 1990 Act, which has the effect of infringing convention rights:

"... should only be made where there is a compelling case in the public interest. An acquiring authority should be sure that the purposes sufficiently justify ... interfering with the human rights of those with interests in the land affected...."

51. The Human Rights Act 1998 obliges the City Corporation to act in a way that is compatible with rights conferred by the European Convention on Human Rights (ECHR). Article 1 of the First Protocol of the ECHR provides that every natural or legal person is entitled to peaceful enjoyment of their possessions. Acquisition of interests in land through the exercise of powers of compulsory acquisition necessarily involves interference with a person's rights under this Article. Corporate bodies as well as individuals are entitled to the protection conferred by Article 1 of the First Protocol.

52. The right to peaceful enjoyment of possessions under this Article is a qualified rather than an absolute right. The wording of Article 1 of the First Protocol permits the deprivation of an individual's possessions where it is in the public interest and subject to conditions provided for by law.

53. There is therefore a balancing exercise to be undertaken between the public interest and a person's rights, so that any interference in a person's rights must be necessary and proportionate. "Proportionate" in this context means that the interference must be no more than is necessary to achieve the identified legitimate aim. A "fair balance" must be struck between the rights of the individual and the rights of the public. It is for Members to consider the issues raised in this report and to strike that "fair balance" in coming to a decision.

54. In the present case, it is considered that the public interest in facilitating the Development within a reasonable timescale, and in facilitating occupation by a significant occupier which falls within the category of businesses which the relevant planning and other policies seek to support, outweighs the interference with the rights of those affected by the CPO to peaceful enjoyment of their possessions, and that the proposed exercise of section 226(1)(a) powers amounts to a proportionate interference in all the circumstances. The availability of statutory compensation to those who are deprived of their possessions is also of relevance to the issue of proportionality. Were the outstanding interests not to be acquired by private treaty so that the City Corporation has to proceed to acquire the interests concerned, compensation would be payable to the owners of those interests in accordance with the compensation code.

Financial Implications

55. The Developer has agreed to be responsible for any costs, expenses and compensation liabilities incurred in connection with the compulsory purchase and

the subsequent Development. Further the Developer will enter into an indemnity agreement with the City Corporation in respect of costs arising in connection with the CPO.

Legal Implications

56. All legal implications are included in the body of the report.

Consultation

57. The City Corporation has been in correspondence with Linville Limited regarding the CPO proposal and in summary it has made representations that it considers the use of CPO powers to be disproportionate and premature in the light of the negotiations which have taken place. Further information about this is contained in the Non-public report on your Agenda.

58. Your officers do not believe the use of CPO powers to be disproportionate or premature - the public interest in facilitating the Development within a reasonable timescale, and in facilitating occupation by a significant occupier, which the relevant planning and other policies seek to support, justifies the proposed exercise of section 226(1)(a) powers and is proportionate in all the circumstances; the figure sought by Linville Limited is not within a reasonable range as advised by the City Corporation's valuer; the City Corporation is satisfied that a CPO is justified in this case; Linville Limited will be able to object and be heard on the issue of confirmation and negotiations between Linville Limited, the Developer and the City Corporation will continue throughout the process in order to seek to achieve acquisition of the interest by private treaty.

59. The other parties with interests likely to be significantly affected by any CPO have been made aware of the proposal.

60. Those parties who hold occupational leases or enjoy Rights of Light over the Development Site have not been given specific notification of the proposals by the City Corporation, however this report is available for them to consider. In the case of occupational tenants it is understood that their interests can be terminated on short notice and it is therefore unlikely that they would be significantly affected by any CPO. As regards Rights of Light, these would only be over-ridden in the event of acquisition of the whole site by the City pursuant to the proposed CPO.

All parties with qualifying interests would have to be served with Notice of Making of the CPO and would have an opportunity to object at that stage.

Conclusions

61. It is considered that the making of a CPO in order to facilitate the development/redevelopment or improvement of the Site should be approved on the following basis:-

- The existing Site buildings are outdated and the Development will replace these with modern attractive offices and retail space in a core city location;

- The new office floorspace will be nearly three times larger than the existing and will enable the employment of 2,319 more people than the current offices could accommodate.
- The size and configuration of the new office space would be of the kind now required by those who wish to occupy space in the City of London, and will assist in the promotion of the city as the world's leading international financial and business centre, thereby contributing significantly to the achievement of the City Corporation's strategic policies.
- The Development will secure benefits to the area in terms of the appearance of the new world class building, the additional retail floorspace, public realm improvements and other environmental enhancements.
- All the considerations the City Corporation is required to take into account have been addressed and it has been concluded that there is a compelling case in the public interest in favour of making the CPO.
- Terms have been negotiated with the majority of those whose interests would be affected by the proposed acquisition, and the making of the CPO will ensure that the Site will be developed within a more certain timescale and not prevented by the Developer's inability to acquire all the interests required by agreement.
- The acquisition of those interests by compulsion is proportionate and justified in the circumstances of the case.

Appendices

Appendix 1 – Site Location Plan

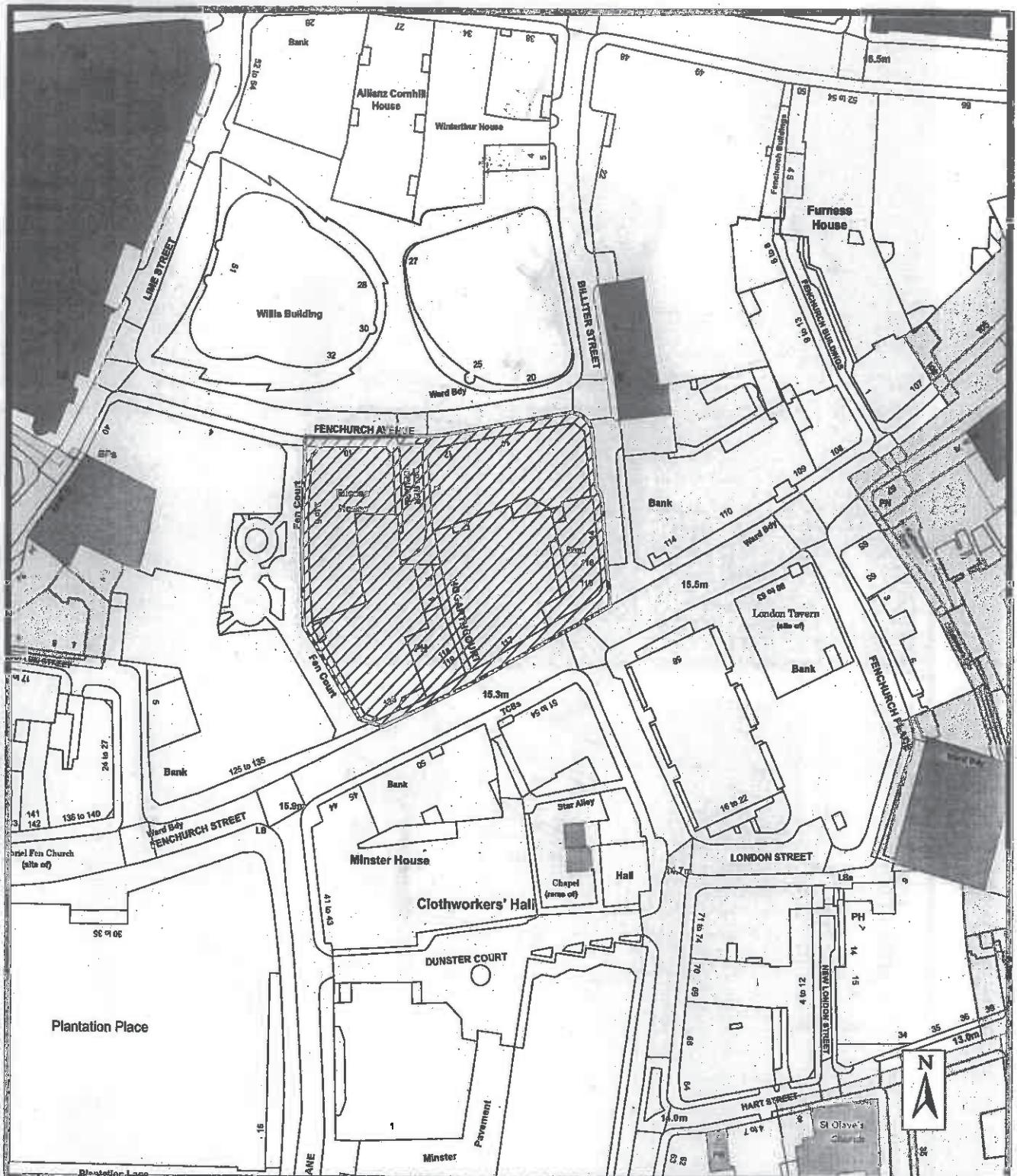
Appendix 2 - Illustrations

Background documents

Planning Application Report to Planning and Transportation Committee 20th March 2012
 Planning Permission ref:11/00854/FULEIA
 Request to use CPO powers 17 January 2014

*Contacts: Karen McHugh
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Site Location Plan



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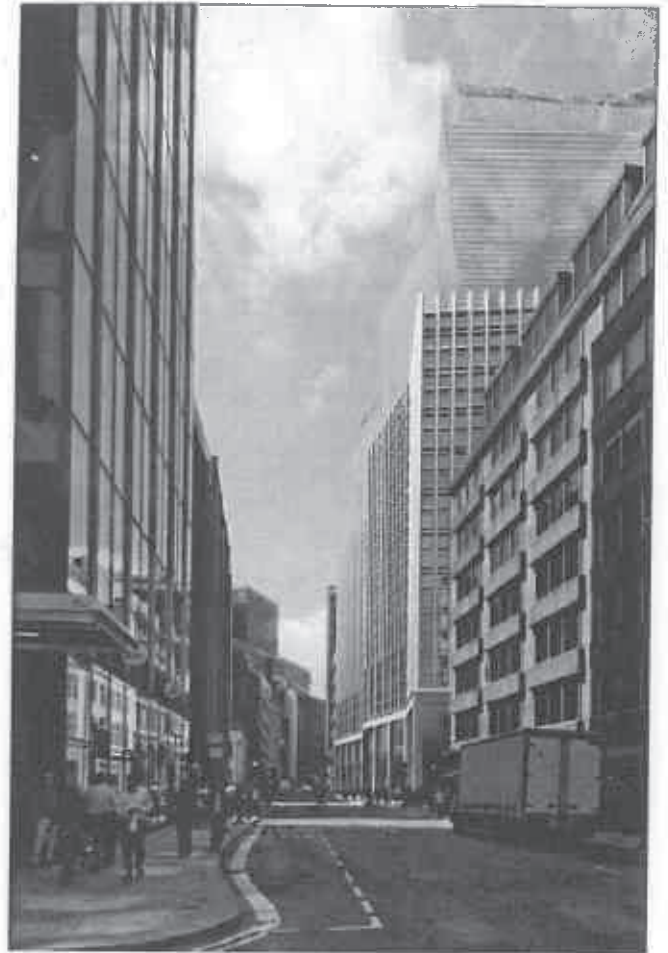
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120 Fenchurch Street

CASE No.
11/00854/FULEIA

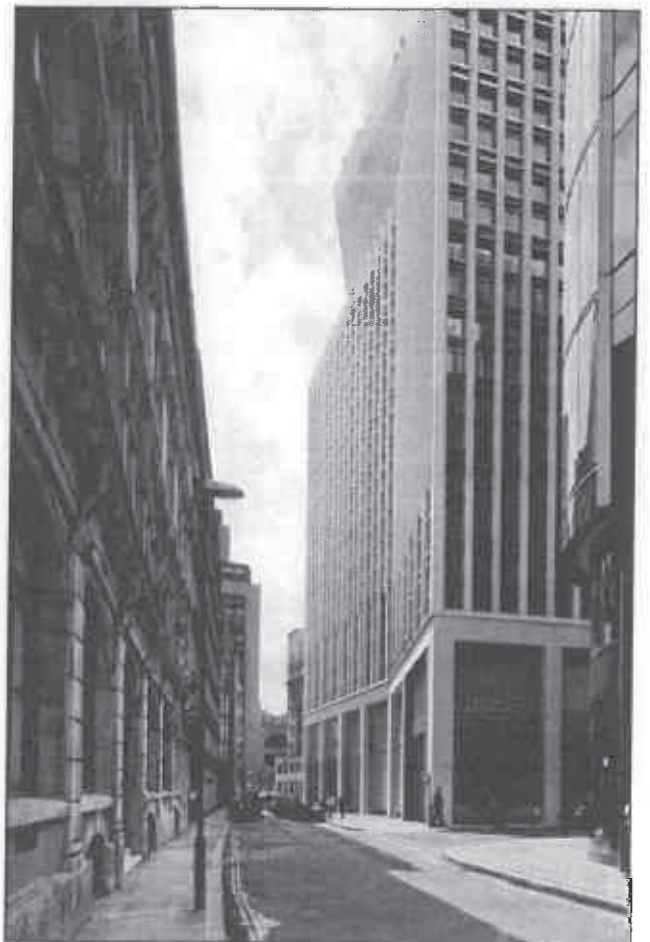
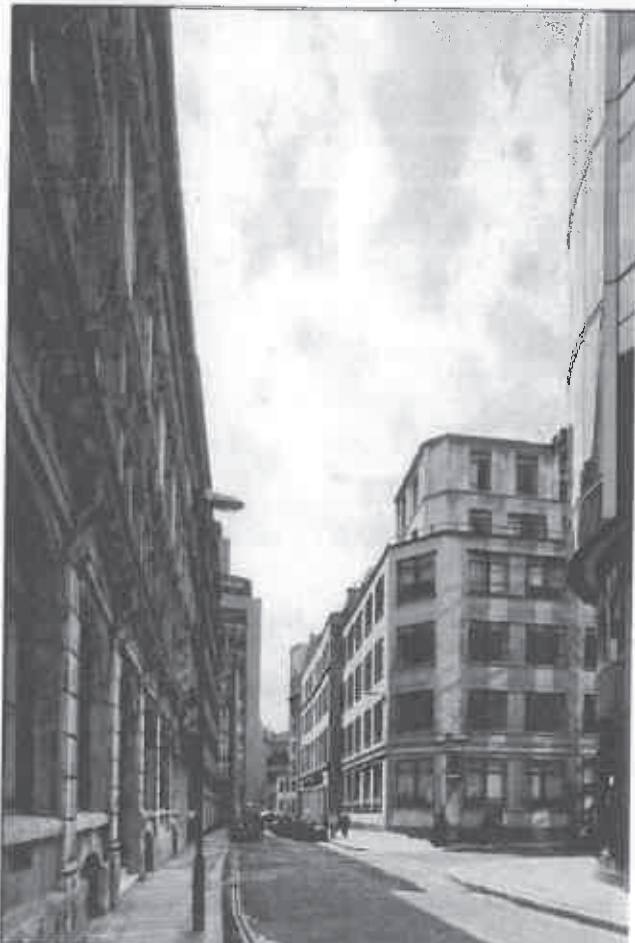
-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



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View west from junction with St. Katherine's Row



View south from Billiter Street

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Agenda Item 10

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Agenda Item 11

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