

28 July 2023

Submitted via Planning Portal (PP-12298330)

Mr P. Marfleet  
Development Control  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Dear Patrick,

**SECTION 73 OF THE TOWN & COUNTY PLANNING ACT 1990 (AS AMENDED)**  
**APPLICATION FOR MINOR MATERIAL AMENDMENTS TO PLANNING PERMISSION REF. 2022/2255/P**

**GREAT ORMOND STREET HOSPITAL FRONTAGE BUILDING, WC1N 3JH**

We write on behalf of the applicant, Great Ormond Street Hospital for Children NHS Foundation Trust, ("the Applicant") and our client SISK, the building contractor for the project, regarding the submission of a planning application, under Section 73 of the Town & Country Planning Act 1990 (as amended) to make minor material amendments (MMAs) to Planning Permission Ref. 2022/2255/P at the above address granted on 17 April 2023, hereafter known as "the 2023 Permission".

The 2023 Permission consents the following development, known as "the CCC":

*"Redevelopment of the Great Ormond Street Hospital (GOSH) Frontage Building comprising demolition of the existing building, and erection of a replacement hospital building (Class C2) with a basement, landscaped amenity spaces at roof top and balcony and ground floor levels, plant, equipment, cycle storage, refuse storage and other ancillary and associated works pursuant to the development."*

**The Proposed Amendments**

The proposed amendments are for design and functionality enhancements to the 2023 Permission. They have been developed following further design development and respond to feedback from stakeholders, including the Council, clinical teams, residents and other interested parties. The stakeholder feedback has been considered carefully and the Applicant is now in a position to make refinements to the 2023 Permission through a S73 amendment.

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The proposals intend to link the Paul O’Gorman Building (PO’G) to the proposed CCC, thus connecting PO’G functionally to the wider hospital campus. There are currently no connections between the POG and the CCC in the 2023 Permission (with some connections between the CCC and the Variety Club and Premier Inn Buildings). This means that the PO’G cannot be used as efficiently as possible and is limited to ancillary uses such as offices (its current use).

The proposed approach would better connect the buildings, increase the efficiency of the overall estate and improve the layout of the CCC. It would also create the opportunity for parts of PO’G to be used more flexibly in the future (potentially for outpatients), though for the moment it will remain in use as offices. PO’G would not be suitable as inpatient clinical space, due to its constrained layout.

The proposed changes include:

- Amendments to the West Core to include the northern part of the Paul O’Gorman building (PO’G).
- Provision of connection to the Paul O’Gorman building at each floor level.
- Proposed reduction in massing above main entrance at parapet level.
- Design refinement to the front entrance bay.
- Refinement to the internal north façade comprising upgraded façade treatment

Further details on the above changes are described below.

### ***Amendments to the West Core to include the northern part of the PO’G***

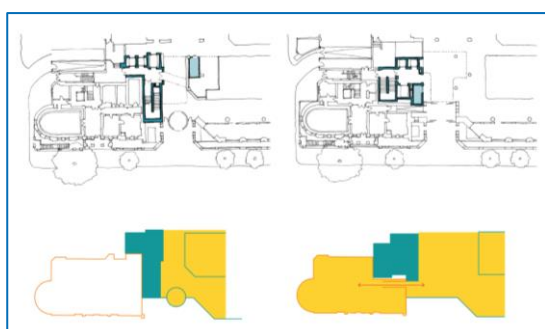
The Amendments include connecting the CCC to the PO’G and moving the west lift and stair core of the CCC into the northern part of PO’G.

These changes would enable improvements to the layout of the entrance and reception area for the CCC, restore the historic link between PO’G and the building to its north (the CCC) and the wider hospital complex, and increase the efficiency of the overall estate.

The changes would also mean it is no longer necessary to have two stair cores located side by side (an external escape stair for PO’G and the west core of the CCC), and instead have a single stair and lift core at the rear of the Paul O’Gorman building. This enables the space within the CCC and PO’G to be made more open and connected.

The historic link between the PO’G Building and wider estate would be restored by implementing these minor amendments, and will significantly improve the layout, access and efficiency of the wider hospital complex.

***Figure 1: Permitted and proposed changes to the ground floor layout***



Making the PO'G more accessible to the main complex would also create the option for parts of the PO'G to be used flexibly in the future, including the possibility of using it for outpatient services (for the moment it will remain in use as offices).

## ***Proposed reduction in massing above main entrance at parapet level***

Incorporating part of PO'G into the CCC also enables refinement to the massing of the consented west core at the parapet level.

The revised design approach and proposed single stair and lift core would reduce the visibility perception of the proposed massing of the 2023 Permission from Great Ormond Street. This is achieved by using the space created by the moving of the core to step back the upper floors, providing an enhancement to the perception of the proposed massing from the street. These views have been accurately tested (verified) and are submitted as part of this S73 application.

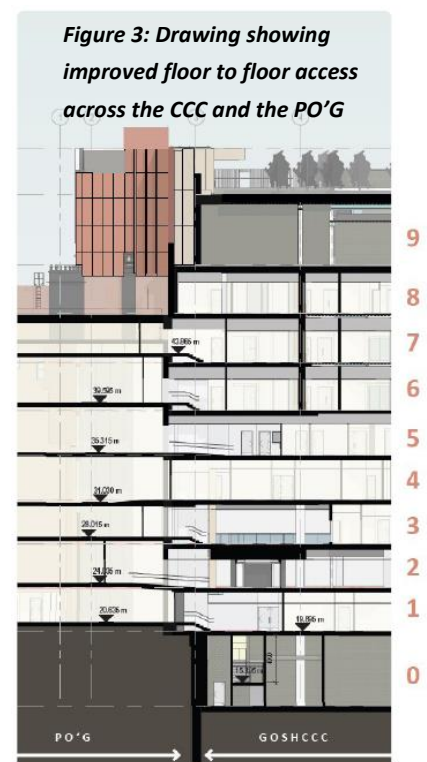
It is proposed that the massing is broken up by a continuous brick 'party wall' that corresponds with the existing PO'G gable wall. These proposed design amendments are shown below at Figure 2.

Material finishes to these proposed changes would remain consistent with those in the 2023 Permission, using a combination of buff coloured reconstituted stone and red brick. The setback stair and lift volume to the west of the brick 'party wall' would be clad in a red composite panel consistent with the hospital facing elevation.

***Figure 2: Permitted and proposed changes to the west core Provision of connection to the Paul O'Gorman (PO'G) building at each floor level***



Moving the west core improves clinical circulation in the CCC and provides a connection to the PO'G at each floor level. Ramps and steps will be used to ensure same level connections between the CCC and the PO'G. Where space allows the level change would be achieved with a ramp (accessible) and where it is not feasible there would be steps. This would achieve easy and efficient access between the PO'G and the CCC so that the horizontal platforms of care model can be maintained across the estate.



This will help to ensure its ongoing and efficient use within the hospital complex. It would also create a more appropriate main entrance space, consistent with the profile and role of GOSH.

### ***Design refinement to the front entrance bay***

Moving the location of the stair and lift core to the west of the approved position means that it is set further back from the street. This in turn enables proposed accommodation at upper floor levels above the entrance bay and adjacent to PO'G to be further set back too. The result is a reduced visual impact in proposed townscape views from Great Ormond Street and Queen Square. These design changes are shown as Figure 2.

### ***Refinement to the internal north façade comprising upgraded façade treatment***

A small number of changes are proposed to the material finish of the internal northern façade of the CCC to address long term maintenance concerns.

The proposed material finish would be updated to include composite fibre cement panels in lieu of render. The colour palette would also evolve to respond to the emerging interior design strategy.

### ***Other Changes***

A number of other minor amendments are proposed including:

- Revision of the main entrance revolving door arrangement in favour of a more inclusive lobbied sliding door arrangement.
- The removal of the proposed internal café, in direct response to residents' concerns (raised during pre-application and application engagement with residents for the 2023 Permission)
- Minor amendments to the landscape proposals to ensure wheelchair access around the Peter Pan garden
- Minor interior adjustments including the School Hall area
- Layout changes to the roof garden to create more accessible and flexible space

Please see the Design and Access Statement Addendum, prepared by BDP for further details.

### ***Pre-application Engagement***

An initial pre-application meeting took place between the Applicant's project team and the Council's Case Officer and Design Officer on Friday 9<sup>th</sup> June 2023. The proposals were supported by the Council officers, though design adjustments were requested to better reflect the party wall junction between the CCC and the PO'G. The Applicant tabled a number of design options at a follow-up meeting with the Design Officer in July 2023. The Council's preferred option has been incorporated into the proposals.

Following the letter drop to 630 properties local to the application site, public consultation events took place across two evening drop-in events on the 12<sup>th</sup> July and the 18<sup>th</sup> July 2023 at Weston House on Great Ormond Street. Three people attended the event on the 12 July and five people attended the event on the 18 July. Further details of the public consultation events are provided in the Public Consultation Summary at Appendix A of this document.

Providing its consultation feedback on the proposals, UCLH has advised that its principal concern is to ensure that flows into GOSH are efficient and effective. They view the S73 proposal as either neutral or positive in this regard and therefore have no particular concerns.

## **Planning Assessment**

### ***Principle of Development***

The proposed changes to the 2023 Permission seek to optimise the use of the CCC and PO'G by creating connectivity and functional efficiencies which improve the long-term use and sustainability of the wider GOSH hospital complex. The proposals would make the existing PO'G and the 2023 Permission work more space-efficiently and better for the people who will use them. This is in line with London Plan Policy GG2 'Making the best use of land' which seeks to create successful sustainable places that make the best use of land

### ***Design and Heritage***

Camden Local Plan (2017) Policy D1 'Design' requires development to respect local context and character; improve movement through the site and wider area with direct; accessible and easily recognisable routes; contribute positively to the street frontage; be inclusive and accessible for all; and preserve strategic and local views. Local Plan Policy D2 'Heritage' seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

The revised design approach and refined massing of the west core would reduce the perception of the proposed massing in the local streetscape by stepping back the upper floors, better integrating this element within the character of the proposed roofscape and enhancing the interface of the CCC with the PO'G.

The mass of the stairs and lifts would be relocated to the north and the west of the consented scheme position. This would provide a greater set back from the street facing facade and the overall height would remain the same as the 2023 Permission. The redistributed core would enable accommodation adjacent to PO'G to be recessed further, meaning that the upper storeys are no further forward than the mansard roof of PO'G. This would improve the buildings interaction with the Great Ormond Street frontage.

The proposed amendments would deliver localised improvements to the visual impacts of the 2023 Permission on the Bloomsbury Conservation Area, particularly in views from the west. By positioning the stair core further north in the proposal, external massing would become more concealed in townscape views from street level. These views have been accurately tested within the Heritage and Townscape Visual Impact Assessment and have been found to have an improved townscape visual impact.

The proposed amendments would improve movement between the 2023 Permission and existing PO'G, restoring the historic link between the Paul O'Gorman and wider estate. This would enhance connectivity to the wider hospital site, improving inclusive level access into the PO'G.

In these ways the proposed changes would continue to comply with LB Camden Local Plan policies D1 and D2.

### ***Daylight/Sunlight amenity impacts on neighbours***

The approved Daylight and Sunlight Assessment for the 2023 Permission assessed the scheme as submitted in May 2022. The plans were changed during the Council's determination of the planning application reducing the size of the east core and lessening the schemes effects on the LVMF. The Daylight

and Sunlight Assessment was not reassessed as the impact on neighbour's daylight (on some of the properties at the eastern end of Great Ormond Street) would have shown a very slight improvement.

The eastern core is now modelled at the consented size and the updated Daylight and Sunlight Report reflects this.

Local Plan Policy A1 'Managing the impact of development' seeks to protect the quality of life of occupiers and neighbours considering factors of sunlight and daylight.

The project team has sought to develop a building of a scale that is contextual and appropriate for the site that delivers much needed clinical facilities. The proposed Section 73 amendments are designed to the same principles. Avison Young has worked closely with the architects and project team through a detailed design process to ensure that daylight and sunlight impacts would be minimised where possible, whilst still ensuring that development potential for the site is achieved.

The results of the daylight/sunlight assessment for the proposed Section 73 amendments are comparable with those presented in Avison Young's Daylight and Sunlight report that was submitted as part of the 2023 Permission. There are no material differences between the two sets of analysis. This is discussed in detail within AY's updated Daylight and Sunlight Report.

The daylight/sunlight impacts of the 2023 permission on neighbour amenity were considered in detail as part of the decision-making process for the 2023 Permission. That detailed assessment included means to avoid, minimise and mitigate perceived harm through design and amendments at roof level. In reaching a decision on the overall planning balance the Council confirmed that daylight/sunlight impacts were outweighed by the compelling and significant public benefits. This principle continues to apply to the proposed Section 73 amendments and in this way, the proposed amendments are consistent with the acceptable amenity impact principles established in the 2023 Permission.

## **Construction**

To manage and mitigate construction impacts on neighbours and the highway network resulting from the proposed development a demolition and construction management plan is required within the 2023 Permission Section 106 Agreement. This is being prepared in consultation with LBC. The proposed changes resulting from this S73 application would also be taken into account in the above process. The key changes to the demolition and construction process for the Section 73 proposals are the demolition of the northern part of POG and the construction of the new core. These elements minorly increase the overall programme for the project's delivery but effect negligible change to the construction impacts.

## **Planning Process**

This application is made under Section 73 of the Town and Country Planning Act 1990 (TCPA). An application can be made under Section 73 of the TCPA to vary or remove conditions associated with a planning permission. As stated in Planning Practice Guidance (PPG), one of the uses of a Section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied.

Where an application under Section 73 is granted, a new planning permission, sits alongside the original permission. As confirmed in PPG, there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.



In this application no new land uses are being introduced to the permission. The principle of the use remains acceptable. The proposals would not create any additional ward or clinical space and therefore the transport impacts from the proposal would remain the same as the 2023 Permission.

As highlighted in the accompanying Design and Access Statement Addendum prepared by BDP, the revisions to the upper levels would not change the approved siting, scale, design form or character of the building. Therefore, visual and amenity impacts from the proposals would be maintained as per the 2023 Permission.

No changes are proposed to the landscaping, refuse and cycle stores, vehicle accesses and servicing operations.

The proposals would continue to deliver the public benefits of the 2023 Permission.

To facilitate the proposed design amendments, the drawings, background papers and supporting documents listed at Conditions 2 and 3 of the 2023 Permission are proposed to be updated.

A list of the proposed new drawings is provided in the accompanying drawings schedule prepared by BDP.

The Archaeological Desk-Based Assessment (July 2023) and Written scheme of Investigation for Archaeology (July 2023) prepared by ADAS, have been updated to reflect the latest proposals. It is therefore proposed that Condition 20 of the 2023 Permission be updated to require compliance with the submitted Written Scheme of Investigation for Archaeology (June 2023).

Additionally, condition 23 basement engineer appointment details (Ref. 2023/2066/P) and Condition 9(a) air quality monitoring details (Ref. 2023/1806/P) have both recently been approved by LB Camden for the 2023 permission. The content of these approved conditioned details does not require any amendment to also apply to the Section 73 proposals. On this basis it is requested that the relevant conditions on the Section 73 decision notice are updated to reference these aforementioned condition approvals.

The suggested proposed description of development is as follows:

*“Variation to condition 2 (Approved Drawings), condition 3 (Background Papers and Supporting Documents), condition 20 (Archaeology), condition 23 (basement engineer appointment details) and condition 9A (air quality monitoring detail) of planning permission Ref. 2022/2255/P dated 15 17 April 2023 for ‘Redevelopment of the Great Ormond Street Hospital (GOSH) Frontage Building comprising demolition of the existing building, and erection of a replacement hospital building (Class C2) with a basement, landscaped amenity spaces at roof top and balcony and ground floor levels, plant equipment, cycle storage, refuse storage and other ancillary and associated works pursuant to the development.’ Namely, layout and design revisions to the CCC west core and north-eastern corner of the Paul O’Gorman Building, design refinement to the front entrance bay, material changes to the north façade, removal of the ancillary café, amendments to the ground floor landscaping and layout changes to the roof garden.*

## Conclusion

The proposed revisions are considered to be minor material in nature, representing aesthetic refinement, operational enhancement and practical design development of the consented scheme, continuing to deliver the public benefits associated to the extant planning consent.

The proposals are compliant with London and Camden Local Plan policies.

## Submission Documents

This planning submission comprises the following documents:

- Planning Cover Letter (including Public Consultation Statement) prepared by Turley (this document);
- Planning application form and certificates, prepared by Turley;
- CIL Additional Information Form, prepared by Turley;
- Consented, demolition and proposed drawings, prepared by BDP;
- DAS Addendum, prepared by BDP incorporating:
  - Fire Statement & Strategy drawings, prepared by BDP;
  - Whole Life Carbon Summary, prepared by BDP;
  - Circular Economy Summary, prepared by BDP;
- Daylight and Sunlight Assessment (Report), prepared by Avison Young;
- Heritage and Townscape Visual Impact Assessment, prepared by Turley;
- Basement Impact Statement, prepared by A-Square;
- Geotechnical Design Report, prepared by A-Square;
- Building Ground Movement Assessment, prepared by A-Square;
- Archaeological Desk-Based Assessment (July 2023), prepared by ADAS; and
- Written scheme of Investigation for Archaeology (July 2023).

The application fee of £234.00 has been paid online via Planning Portal.

We trust the enclosed is in order and look forward to receiving confirmation in due course that the Section 73 application has been validated. Should you have any queries regarding this application, or require additional information, please do not hesitate to contact myself or my colleague Rory McManus at this office.

Yours sincerely

Lauren Thiede-Palmer  
**Senior Planner**

[lauren.thiede-palmer@turley.co.uk](mailto:lauren.thiede-palmer@turley.co.uk)



## **APPENDIX A**

### **Public Consultation Summary**

# GOSH Children's Cancer Centre - Section 73 MMA

## Consultation Summary

This document provides a summary of the consultation that has been undertaken by the applicant with key local stakeholders in relation to the Section 73 Minor Materials Amendment Application (MMA).

### 1. Stakeholder Engagement

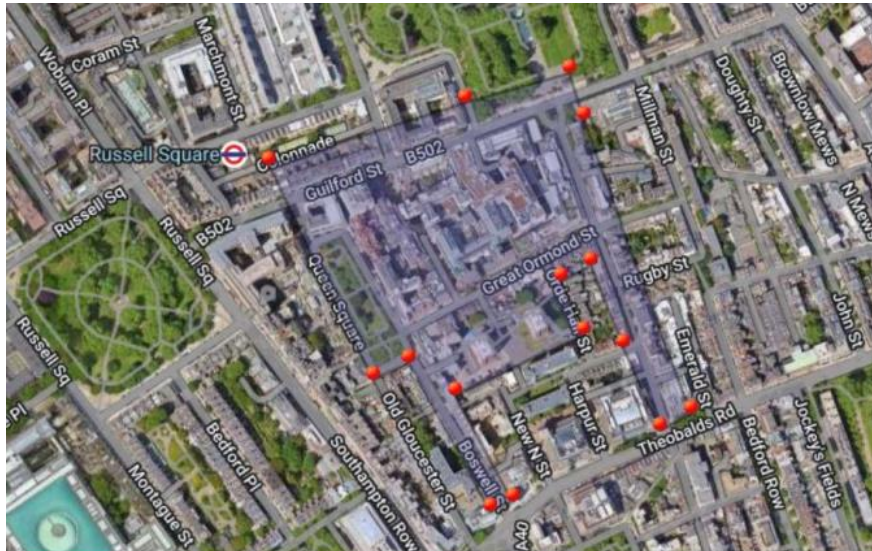
- The applicant contacted LBC Leader, Georgia Gould on 27 June 2023 to raise awareness of the S73 application and offer a briefing on the proposals.
- The applicant contacted elected representatives for Holborn and Covent Garden on 30 June to raise awareness of the S73 application and inform them of the upcoming public consultation.
- No responses were received from councillors
- The applicant met UCLH to talk through the proposed changes on 21 July. UCLH noted their principal concern has been to ensure that flows into GOSH are efficient and effective. They viewed the S73 proposal as either neutral or positive in this regard and had no particular concerns about it.

### 2. Community Engagement

- A two-week consultation period was launched on 10 July 2023.

#### Publicity

- In order to raise awareness of the consultation, a letter was distributed to neighbouring properties in the local area. The letter included:
  - An overview of the design updates
  - Details of the website updates [www.goshccc.info](http://www.goshccc.info)
  - Details of the two public information events
  - Available contact channels including the project email [ccc@gosh.nhs.uk](mailto:ccc@gosh.nhs.uk) and Freephone telephone number
  - A map illustrating the letter distribution area
- The consultation letter was distributed to 630 properties (see **Figure 1**) on 1 July 2023. A copy of the letter can be viewed in **Appendix 1**.
- The letters were delivered first class by Royal Mail and included the GOSH logo and specific reference to the Children's Cancer Centre proposals on the envelope.



**Figure 1: Letter distribution area**

- In order to publicise the consultation more widely, posters were hand delivered to local businesses on Great Ormond Street, Lambs Conduit Street and Guilford Place on 6 July 2023.
- Registered subscribers were updated via email to raise awareness of the S73 consultation.

#### **Project website**

- The project website was updated on 10 July 2023 to provide further information about the S73 proposals, the proposed views, details of the consultation events and a comments form for feedback. Subscribers were updated by email when the changes went live.
- The consultation website received 474 page views from 181 individual users throughout the consultation period.

#### **Consultation events**

- Two drop-in events were held at the Weston House Lecture Theatre between 6-8pm on Wednesday 12 July and Tuesday 18 July.
- During the events, a series of exhibition boards were displayed which provided further information about the S73 proposals. A copy of the consented and proposed viewpoints and elevation drawings were also made available.
- Members of the project team were available to respond to questions including representatives from the Trust, BDP, Sisk, Turley Planning and Strategic Communications teams.

- A total of 8 individuals attended the events and members of the project team were available to answer questions. Of the 8 attendees, 6 people were made aware of the event via the letter drop and 2 via email.
- GOSH shared the design refinements with the Young People's Forum on Saturday 15 July. Members of the forum did not raise any comments or concerns in relation to the changes.
- A summary of the feedback received during these events can be viewed in Tables 1 and 2 along with the applicant's response.

### **3. Feedback**

- Feedback was received via the project website comment form, email and during the consultation events.
- Six forms of written feedback were received via the project email address.
- The applicant responded to all requests for further information via the project email address.
- The following section summarises the feedback received via all feedback methods and during the consultation events.
- Table 1 includes feedback relating to the S73 proposals and Table 2 includes general feedback that is not relevant to the S73 proposals.
- Feedback is listed alphabetically and not by order of importance.

**Table 1: Feedback relating to the Section 73 proposals**

Theme	Summary of feedback	Applicant's response
Consultation process	One respondent suggested that the information provided on the project website was not clear in relation to the proposed changes and requested clearer elevation drawings be shared.	<p>The information displayed at the consultation events included the consented and proposed elevation drawings.</p> <p>The applicant issued individual copies of the drawings to the respondent in direct response to this request.</p>
	One respondent requested a copy of the design pack prior to the start of the public consultation on 10 July.	The applicant informed the respondent that a copy of the plans would be available to view on the project website from the start of the consultation.
	It was questioned how widely the information letter had been distributed and why Rugby Street was excluded from the letter distribution area.	<p>The applicant felt it was important to write to nearest neighbours first about the Section 73 plans and sent a letter to 630 properties, before sharing the plans with the wider community.</p> <p>The consultation was publicised more widely by emailing subscribers, and by delivering posters to businesses on Lambs Conduit Street, Great Ormond Street, and Guilford Place.</p> <p>The drop-in consultation events on Wednesday 12 July and Tuesday 18 July were open to everybody and details of the events were publicised on the consultation website <a href="http://www.goshccc.info">www.goshccc.info</a>.</p>
	One local business supported the consultation events and having a known point of contact to go to for future inquiries.	<p>The applicant is committed to continuing to provide regular updates to members of the local community in relation to the proposals for the CCC.</p> <p>The project website and contact methods remain live, and a further consultation on the DCMP will take place in the coming months.</p>

Daylight sunlight	One respondent wanted to find out further information regarding the impact on daylight/sunlight resulting from the proposed changes to the scheme.	<p>The project team have sought to develop a building of a scale that is contextual and appropriate for the site that delivers much needed clinical facilities.</p> <p>When comparing the updated analysis of the Daylight/Sunlight assessment with the results of the consented scheme, there will be no material additional alterations.</p>
Noise	One respondent wanted to know whether the changes would lead to any reduction in the noise insulation at the upper levels.	The adjustments at roof level continue to use solid wall construction to the west of the roof top plant and this will be specified to ensure compliance with the recommendations in the Noise Impact Assessment submitted with the consented application.
Deconstruction and Construction Management Plan (DCMP)	<p>The Falcon Residents Association requested that they were engaged during the DCMP consultation in order to understand the mitigation measures proposed, particularly in relation to air and noise pollution.</p> <p>One resident had concerns about air quality and wanted to know how air quality would be monitored and what actions would be taken should levels be breached. They also shared information about air quality monitors in the local area and wanted to ensure that appropriate monitoring took place.</p>	<p>The applicant responded directly to the respondent and will remain in contact regarding the DCMP consultation.</p> <p>The applicant has carried out an Air Quality Assessment of existing/baseline conditions and potential air quality impacts during the construction period. The assessment concluded that emissions of dust will increase locally during construction, but the residual effect will be minor, with appropriate mitigation provided in the form of dust control at source.</p> <p>A full noise impact assessment has been undertaken in line with LBC requirements and construction management and operational controls will be implemented to minimise adverse effects from noise arising from deconstruction.</p>



		As per the conditions of the planning permission granted, air quality monitoring has started and will continue throughout the deconstruction and construction process.
	The proposed construction route was queried, and it was noted that some members of the community had suggested construction vehicles would be using the pedestrianised area of Lambs Conduit Street to access the site.	The proposed construction access route does not include the pedestrianised part of Lambs Conduit Street. A separate consultation on the updated draft DCMP will take place in the coming weeks.
	It was asked whether the existing outdoor furniture outside The Perseverance pub on Lambs Conduit street would be impacted by the construction process.	Details of the deconstruction and construction process are set out in the DCMP which will be consulted on in the near future. This will include details of the impact on surrounding roads.
	One local business owner requested that adequate time be allowed for businesses to develop individual management plans in response to the DCMP and requested that they were informed about the plans as soon as possible.	A separate consultation on the DCMP is anticipated to take place in late summer/autumn 2023. The applicant is committed to continuing to involve the local community in every step of the planning process and will be allowing adequate time for residents and businesses to review and respond to the draft DCMP.
Delivery timeline	Respondents wanted to understand the overall timeline for the delivery of the development.	The S73 MMA application has now been submitted. A separate consultation on the draft DCMP will be undertaken in summer/autumn 2023. Subject to planning permission, initial deconstruction work is anticipated to commence in early 2024.
Design	There was support for the design refinements.	Noted. A small number of changes are proposed to the material finish of the internal north façade to address long term maintenance concerns, and the external finish of the west and east elevations to better complement the local context.
Massing	The scale of the proposed changes was questioned and whether the repositioning of the west core was necessary.	The mass of the stairs and lifts will be relocated to the north and the west of the consented scheme position. This will

		<p>provide a greater set back from the street facing facade and the overall height will remain the same as the consented scheme.</p> <p>The redistributed core enables accommodation adjacent to PO'G to be recessed further, meaning that the upper storeys are no further forwards than the mansard roof of PO'G.</p>
Rights of light	One respondent asked how the S73 proposals would impact on the timings for the Rights to Light assessment being undertaken by Avison Young in relation to the properties on Great Ormond Street.	The Section 73 MMA Application has now been submitted 2023. LBC will make a decision on the planning proposal, and subsequent programme dates are subject to their approval of the application.

**Table 2: General feedback on the CCC proposals**

Theme	Summary of feedback	Applicant's response
Masterplan	One respondent requested a copy of the 2015 GOSH development Masterplan in order to understand what was proposed for future phases of development.	<p>A copy of the planning statement for the consented scheme was shared with the respondent which sets out the masterplan, and sequences of phases 4 and 5.</p> <p>The masterplan is a high-level vision and framework for the estate redevelopment and the applicant's current focus is on Phase 4, the Children's Cancer Centre.</p>
Need and purpose	One respondent questioned the need for a new Children's Cancer Centre in this location, whether it would be a national resource and the type of cancer services that would be provided.	The CCC will include the following services: inpatient cancer wards, day care cancer services (for example the delivery of chemotherapy), imaging services, theatres, critical care services and a hospital school. It is not possible to deliver these services safely away from the main hospital site. Proximity with our research partners and our clinical partners such as UCLH also brings significant benefits which would not be achieved if the centre was located elsewhere.

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It is also worth noting that the design of the CCC deliberately interconnects with the existing Variety Club Building, Premier Inn Clinical Building and Octav Botnar Wing with cumulative benefits to the rest of the hospital. The proposed S73 design updates will also connect the CCC to the Paul O’Gorman building, linking it to the wider GOSH estate and improving clinical circulation. Patients from across GOSH will benefit from the new theatres, imaging, critical care services and hospital school.

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## Appendix 1: Information Letter



Great Ormond Street  
London WC1N 3JH

Tel: 0808 1688 296

Dear Neighbour

We are getting in touch to provide an update on our plans for the new Children's Cancer Centre (CCC) and to invite you to get involved in our consultation and events about our proposed Section 73 Minor Material Amendment (MMA) Application.

### About our plans

As you may know, in April 2023, we were granted full planning permission for the new CCC, allowing us to deliver a national resource for children with rare and difficult-to-treat cancers, and provide the highest levels of clinical care to the largest number of children.

Throughout the development of the plans for the CCC we received feedback from our neighbours, the Greater London Authority, London Borough of Camden (LBC) design officers and other stakeholders. The feedback helped us to develop our plans and, as is usual on a project of this scale, we have been continuing to review the design and explore potential refinements that can be made to the consented CCC for the benefit of our patients and neighbours. We have identified a number of opportunities to improve the design and potential impact of the CCC and ensure we can provide the highest levels of care including:

- Changing the west lift/stair core of the CCC so it links to and includes part of the Paul O'Gorman building
- Refining the design of the front entrance bay
- Reducing the massing above the main entrance at parapet level
- Improving the internal north façade, including a new colour scheme to better reflect the local setting and ensure long-term upkeep

Linking the Paul O'Gorman building to the proposed CCC would better connect it to the wider hospital campus, helping to maximise its future use, increase the efficiency of the overall estate and significantly improve the layout of the CCC. It also means that rather than having two staircases side by side (one for the external escape stair for Paul O'Gorman and one for the west core of the CCC), we are able to have a single stair and lift core at the rear of the Paul O'Gorman building.

Relocating the stair and lift core in this way also means the streetscape improves, as we are setting parts of the CCC further back from the street edge. It is also important to note that there are some design changes at roof level, to emphasise the break between the different buildings, but the overall height is no higher than the permitted scheme.

In partnership with  
the UCL GOSH Institute of Child Health  
Patron: Her Majesty The Queen  
Chairman: Sir Michael Rake

The child first and always

# Turley

A small number of changes are also proposed to the material finish of the internal northern façade to address long term maintenance concerns, and the external finish of the west and east elevations to better complement the local context.

#### **Finding out more about the design changes and sharing your views**

We are starting **our consultation on Monday 10 July 2023** when you will be able to find out more on our project website [www.goshccc.info](http://www.goshccc.info), where you can also let us know what you think via our online form or by attending one of the drop in events we are holding.

Following the consultation, we will make an application to LB Camden to vary the permission granted in April (this is called a Section 73 Minor Material Amendment application).

We have been continuing to work with LB Camden on the Deconstruction and Construction Management Plan (DCMP) and there will be a separate consultation on the DCMP over the coming months. We will provide a further written update at the start of this process which will include further details about the plans and future consultation events.

#### **Invitation to our drop-in event**

We are committed to continuing to provide opportunities for the community to be involved as we develop the CCC and the surrounding hospital estate and we will be holding two drop in events on the following dates:

- **Wednesday 12<sup>th</sup> July** between **6pm and 8pm** in Weston House, Great Ormond Street, WC1N 3HR
- **Tuesday 18<sup>th</sup> July** between **6pm and 8pm** in Weston House, Great Ormond Street, WC1N 3HR

As we know people have busy lives, these events allow you to join at any time during them and for as long or as short as you like. Members of the project team will be available to provide further information and answer any questions you may have. Please note that these events relate to the Section 73 consultation and separate events will take place in relation to the Deconstruction and Construction Management Plan (DCMP) consultation in due course.

For your awareness, a copy of this letter has been delivered via Royal Mail to 630 properties included in the red line map below. If you are aware of anybody who did not receive a letter or has any questions about the proposals, please send an email to [CCC@gosh.nhs.uk](mailto:CCC@gosh.nhs.uk).

We hope that you are able to join us at one of our events.

Kind regards

CCC Project Team

In partnership with  
the UCL Institute of Child Health  
Patron: Her Majesty The Queen  
Chairman: Baroness Blackstone

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**Turley**

Letter distribution area



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