

23 November 2023

Submitted via Planning Portal (PP-12398172)

Mr D. Zuk  
Development Control  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Dear Daren,

## **THE TOWN & COUNTY PLANNING ACT 1990 (AS AMENDED) - APPLICATION FOR PLANNING PERMISSION**

### **GREAT ORMOND STREET HOSPITAL FRONTAGE BUILDING, WC1N 3JH (CHILDRENS CANCER CENTRE)**

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 redevelopment of the Frontage Building to deliver the GOSH Children’s Cancer Centre (CCC), we hereby submit an application for full planning permission for an internal ‘link bridge’ connecting the CCC with the Octav Botner Wing at Great Ormond Street Hospital and the subterranean relocation of drainage services to within the Octav Botnar Wing service yard.

#### **Background**

As you will be aware, planning permission was granted on 17 April 2023 under Reference number 2022/2255/P for the:

*“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.”*

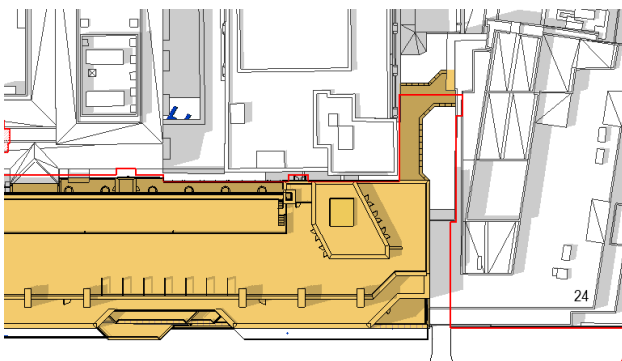
Since that time, permission for Section 73 Minor Material Amendments have been granted under Reference number 2023/3223/P for minor design changes to the proposed planning permission, namely:

Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU

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- 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.

During the design development an internal link bridge linking the consented CCC with the Octav Botner Wing at Level 3 (the ground floor is Level 2) has been modified. This has resulted in a small part of the link bridge (comprising irregular dimensions of max 3.3m x 9m (18sqm total area)) falling outside the 2022/2255/P planning application red line as illustrated under Figure 1 below. As a result, it is not possible to formally submit this non-material change as a Section 96a Non Material Amendment to Permission Ref. 2022/2255/P.



**Figure 1: Extension of link bridge beyond consented red line under LPA 2022/2255/P**

On this basis, the decision has been made by the Applicant to submit a full planning application for the link bridge to incorporate this change. This planning application therefore comprises the whole of the link bridge as illustrated under Figure 2 below.



**Figure 2: Illustration of proposed link bridge from the service yard (extract from the DAS)**

As part of site preparation and mobilisation works for the implementation of the consented GOSH CCC development, the Octav Botnar Wing services yard within this application's red line boundary has also been identified as the site to relocate existing below ground drainage services for the PICB that are currently positioned within the footprint of the consented GOSH CCC. This application therefore also seeks approval for the below ground installation of these drainage services.

## **Proposal**

The proposed Description of Development is as follows:

*“Erection of hospital link bridge connecting Great Ormond Street Hospital Children’s Cancer Centre (granted under LPA ref no. 2022/2255/P) with Octav Botner Wing at Hospital Level 3 (level 2 is ground). Installation of below ground drainage services”*

### **Relocation of PICB Drainage Services**

The Octav Botnar Wing service yard will relocate existing below ground drainage services for the PICB that are currently positioned within the footprint of the consented GOSH CCC.

400mm thick concrete planks currently cover services trenches beneath the surface of the service yard that are to be redirected through the existing hospital campus, freeing up the yard for the new subterranean services proposals.

The current drainage strategy for PICB includes a large attenuation tank and surface water pumping station that is located below ground in the space between PICB and the Frontage Building. Surface water from the services yard above is connected to this system. Both the tank and pumping station are to be relocated to within the Octav Botnar Wing service yard to provide a clear site prior to the construction of the GOSHCCC.

The below ground service yard proposals for the site mobilisation phase include:

- Retention of the subterranean crane base, attenuation tank and pumping station to the south of PICB
- The removal of existing services trenches, adjacent floor finishes and floor drains within the services yard;
- Excavation and installation of new GRP attenuation tanks, a pumping station and Access Chamber;
- Proposed cover slab over the below ground installations with new tarmac floor finish applied above, integrating floor drainage channels and access covers;

These drainage services will be located below ground. These works are captured within the Basement Impact Assessment (BIA) of the consented GOSH CCC scheme which is also submitted in support of this application (no changes are needed to the BIA).

### **The Link Bridge**

The proposed link bridge serves an important clinical role by enabling the transfer of patients from the proposed CCC to the main entrance of the Theatre Department which is situated within the Premier Inn

Clinical Building (PICB) and most effectively reached via the northwestern part of the Octav Botnar Wing (OBW).

The design of the link bridge has developed from the CCC planning permission scheme in the following ways:

- 1) It is now proposed as a smaller single storey Link at Theatre Level 3. The consented scheme comprises a stacked arrangement including links at both levels 2 and 3.
- 2) It is now proposed to follow a route parallel and adjacent to the PICB building, turning at a right angle to connect to the OBW in order to maintain as much clear area above the existing services yard in contrast to the diagonal footprint of the consented scheme. This will simplify existing plant access and replacement to items located within an existing lightwell to the east of the services yard.
- 3) It is now proposed to connect to the OBW further north. This will enable better connection with existing circulation space in OBW and cause less disruption to existing internal accommodation.
- 4) The link bridge is proposed to be clad in a consistent manner with the proposed hospital facing elevations (fibre cement composite panel as described in the Section 73 MMA planning application) with reduced window openings to maintain greater privacy to existing rooms that face onto the services yard.
- 5) It is proposed that an existing reinforced concrete wall to the north of the services yard is replaced with a purpose constructed one that will form the support for the proposed bridge. This new wall will also enable the incorporation of openings that will facilitate the ongoing access and replacement of existing hospital plant which is sited to the north of the services yard.

The revised link bridge design proposals provide a number of improvements from the consented GOSH CCC scheme. The improvements include:

- Reducing the extent of glazing in the proposed link bridge to respond to internal privacy concerns to office accommodation facing the services yard;
- Routing the Link Bridge adjacent to the Premier Inn Clinical Building (PICB) facade to maximise the open area above the existing services yard, assisting with ongoing plant replacement strategies;
- Connecting with the OBW further north to minimise impact on internal accommodation, and;
- Simplification of the structural strategy, including the use of conventional beams in lieu of complex truss structures and removing the requirement for additional columns within the services yard.

The proposals have been discussed with LB Camdan planning and design officers at a pre-application meeting that took place in September 2023 and in further email correspondence. Officers have been supportive of the proposed works.

## **Submission Documents**

This planning submission comprises the following documents:

- Planning Application Cover Letter (this document), prepared by Turley;
- Planning application form and certificates, prepared by Turley;
- CIL Additional Information Form, prepared by Turley;
- Design and Access Statement, prepared by BDP;

- Drawings Register, prepared by BDP;
- Existing, Enabling works and Proposed drawings, prepared by BDP;
- Basement Impact Assessment (May 2022), prepared by A-Squared Studio (submitted for the original consented CCC planning permission Ref.2022/2255/P);
- Archaeology Desk Based Assessment (May 2022), prepared by ADAS (submitted for the consented CCC planning permission Ref. 2022/2255/P);
- Link Bridge Application Archaeology Addendum Letter (Nov 2023), prepared by ADAS;
- Archaeology Written Scheme of Investigation, prepared by ADAS (submitted under application Ref. 2023/3016/P) to discharge Condition 20 of the S73 permission Ref. 2023/3223/P); and
- Details approved under application Ref. 2023/2066/P for condition 23 (basement engineer) of the consented planning permission Ref. 2022/2255/P and S73 permission Ref. 2023/3223/P):  
GOSHCCC\_AW\_201 - LBC Planning Condition 23 Basement Engineer, Q6 - Basement Construction Poster, Q6 Quality Notice - Basement Construction and Waterproofing, 1558724531 TWIMC Letter - Morrisroe Group PI - 5mill, GOSH CCC - SAMPLE CONCRETE ITP, GOSHCCC - Engineering QA Control - Perm. Basement Works, FM-QS-302 Consultant Appointment Agreement Short Form IR35 - LBC Issue

The application fee of £526.00 (inclusive of Planning Portal Service Charge) 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 planning 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**

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Encl.