

Application ref: 2023/5054/P  
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Date: 19 February 2024

**Development Management**  
Regeneration and Planning  
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Turley  
12 Brownlow Mews  
Roger Street  
London  
WC1N 2JU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Frontage Building**  
**Great Ormond Street Childrens Hospital**  
**Great Ormond Street**  
**London**  
**WC1N 3JH**

Proposal:

Erection of hospital link bridge connecting Great Ormond Street Hospital Children's Cancer Centre (granted under ref 2022/2255/P) with Octav Botner Wing at Hospital Level 3.  
Installation of below ground drainage services.

Drawing Nos: (Prefix GOSHCCC-BDP-ZZ) 00-DR-A-2000-1030, ZZ-DR-A-2000-1031, ZZ-DR-A-2000-1035, 00-DR-A-2000-1040, ZZ-DR-A-2000-1041, ZZ-DR-A-2000-1050, ZZ-DR-A-2000-1051, ZZ-DR-A-2000-2031, ZZ-DR-A-2000-2033, ZZ-DR-A-2000-2034, ZZ-DR-A-2000-2041, ZZ-DR-A-2000-2043, ZZ-DR-A-2000-2044, ZZ-DR-A-2000-2051, ZZ-DR-A-2000-2053, ZZ-DR-A-2000-2054, ZZ-DR-A-2000-8010, ZZ-RP-A-2000-0098  
(Design and Access Statement)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(Prefix GOSHCCC-BDP-ZZ) 00-DR-A-2000-1030, ZZ-DR-A-2000-1031, ZZ-DR-A-2000-1035, 00-DR-A-2000-1040, ZZ-DR-A-2000-1041, ZZ-DR-A-2000-1050, ZZ-DR-A-2000-1051, ZZ-DR-A-2000-2031, ZZ-DR-A-2000-2033, ZZ-DR-A-2000-2034, ZZ-DR-A-2000-2041, ZZ-DR-A-2000-2043, ZZ-DR-A-2000-2044, ZZ-DR-A-2000-2051, ZZ-DR-A-2000-2053, ZZ-DR-A-2000-2054, ZZ-DR-A-2000-8010, ZZ-RP-A-2000-0098 (Design and Access Statement)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Following the granting of planning permission for a new Children's Cancer Centre (GOSHCCC) (ref. 2022/2255/P, dated 17/04/2023), a minor adjustment to the proposed connecting link bridge between GOSHCCC and the neighbouring Octav Botnar (OBW) Building is proposed. The link bridge is located within the OBW services yard to the northeast of the consented application boundary but is now proposed marginally beyond that boundary to the north. As a very small section of the link bridge falls outside the consented red lone plan, it is therefore necessary to submit a standalone planning application for this change.

The revised link bridge design provides a number of improvements against the consented scheme including reducing the link bridge from two-storeys to a single-storey located at level 3; reducing the extent of glazing; routing the link bridge adjacent to the Premier Inn Clinical Building (PICB) facade to maximise the open area above the existing services yard; connecting the OBW further north minimises impact on internal accommodation; and simplification of the structural strategy. The proposal was reviewed by the Council's Design Officer who advised the proposed amendments are acceptable in terms of design, form, and massing and will not have a material impact on the consented scheme. The link bridge is also wholly located within the GOSH campus without any visibility from the public realm, thus the proposal will not have any impact on the wider Bloomsbury Conservation Area.

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 provide a clear site prior to the construction of the GOSHCCC. An existing crane base is located adjacent to the tank and will also require removal. The trenches beneath the services yard contain services which are to be redirected through the existing hospital campus buildings. These works are considered minor and will not materially impact the consented scheme.

Due to the scale and location of the proposed works wholly within the GOSH campus, they would not cause any adverse impacts on the amenity of any adjoining or nearby residential occupier in terms of loss of daylight/sunlight, outlook, or privacy.

No letters objecting to the proposal were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town

Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer