

13 December 2024

Submitted via Planning Portal Ref. PP-13638607

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

Dear Daren,

GREAT ORMOND STREET HOSPITAL FRONTAGE BUILDING, WC1N 3JH

DISCHARGE OF CONDITION 10 (MECHANICAL VENTILATION) OF SECTION 73 MINOR MATERIAL AMENDMENT CONSENT REF. 2023/3223/P GRANTED 09/11/2023

Please find enclosed an application on behalf of John Sisk & Son (Holdings) Ltd ('the Applicant'), for the discharge of Condition 10 (Mechanical Ventilation) of Section 73 Minor Material Amendment consent ref. 2023/3223/P dated 09 November 2023 for the following development:

"Variation of condition 2 (approved plans) of permission reference 2022/2255/P (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) CHANGES INCLUDE: Alterations to the size and mass of the western core with associated external alterations to the front entrance bay."

This application submits details for approval pursuant to Condition 10. The condition wording in full is set out below:

Condition 10

"Prior to commencement of development, excluding demolition and site preparation works, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the generator and CHP stack or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details."

The accompanying Mechanical Ventilation Report prepared by BDP details the proposed ventilation in terms of its function and location. For Levels 1 to 4 of the building, ventilation will be provided via air handling units located in one of the ventilation plantrooms on Level 0. Fresh air will be drawn in at Level 4 to the rear of the

Brownlow Yard
12 Roger Street
London
WC1N 2JU

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building via a concrete builderswork shaft. This is located away from the main road which the building fronts and as such is considered to be in accordance with Condition 10.

For Levels 5 to 8, ventilation will be provided via air handling units located in the east and west plantrooms on Level 9. Air intake and exhaust louvres are to be located to the front of the building, separated by a minimum of 10 metres in order to prevent exhausted air being drawn into the fresh air intakes. This 10 metre separation together with its location towards roof level are considered to suitably mitigate against the entry of exhausted air into the fresh air intakes and as such are in considered to accord with Condition 10.

Three diesel-powered generators are to be located in a plant room on Level 9, and as such are compliant with Condition 10 in terms of their location being as close to Roof Level as possible.

Submission

Pursuant to the above requirements, I hereby provide the following as part of the approval of details application:

- Application Form;
- Covering Letter (this document);
- Mechanical Ventilation Report (ref. GOSHCCC-ZZ-ZZ-RP-J-5000-6111), prepared by BDP; and
- Application Fee (£215.00).

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please contact Rory McManus (rory.mcmanus@turley.co.uk) or myself at this office.

Yours sincerely,

Alex Fuller

A handwritten signature in black ink, appearing to read 'Alex Fuller', with a long horizontal stroke extending to the left.

Assistant Planner

alex.fuller@turley.co.uk