

16 April 2025

Delivered via Planning Portal (Ref: PP-13939382)

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

Dear Daren,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION FOR NON-MATERIAL AMENDMENTS TO AMEND PLANNING PERMISSION REF. 2022/2255/P (AS AMENDED BY 2023/3223/P)

GREAT ORMOND STREET HOSPITAL FRONTAGE BUILDING, WC1N 3JH

On behalf of the applicant SISK, the building contractor for the project, pleased find enclosed the submission of a planning application under Section 96a of the Town and Country Planning Act 1990 (as amended) for Non-Material Amendments ('NMA') to Planning Permission Ref. 2022/2255/P at the above address granted on 17 April 2023, which was subsequently amended under Section 73 of the Town and Country Planning Act 1990 (as amended) to make Minor Material Amendments ('MMA') to the aforementioned planning application under ref. 2023/3223/P, which was granted on 9 November 2023.

The Proposed Amendments

The following design updates under this Non-Material Amendment application are sought which are listed below:

- Provision of an accessible WC, and a larger amenity space at rooftop level;
- Replacement of rivet fixed composite rainscreen panel finish along hospital facing facades with an alternative metal rainscreen panel system;
- Provision of cradle infrastructure on roof for specialist access and maintenance;
- Replacement of rooflight forms on Level 4 from circular to square;
- Adaptation of 1no. patient bedrooms at Level 8 for the provision of dedicated Palliative Care;
- Provision of hostile vehicular deterrent bollards with wayfinding;

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- Enhancements to the Level 2 external terrace space;
- Extension of special play surfaces and adjacent planted on the Level 2 external terrace;
- Provision of tiered seating on Level 2 external terrace;
- Provision of new lightwell elevation and fenestration arrangements on Level 1; and
- Provision of new access gate arrangement via Powis Place.

Rooftop WC Amenity

The proposed amendments include the provision of an accessible WC, a self-contained unisex WC within a WC amenity building, as well as a larger space designed in line with the 'Changing Place' provision on rooftop level.

The provision of WCs on rooftop level would allow the space to be more user-friendly. Closer proximity to WCs on rooftop level would allow the rooftop space to be better enjoyed by both visitors and patients, namely for those with reduced mobility as this would provide conveniently-located facilities on the same level.

The WC amenity building is to be in an insulated render finish in order to be more in-keeping with the scale of the garden.

The increase to the amenity space is proposed to be located adjacent to the western public stair and lift core.

Hospital facing elevations

The proposed amendments include changes to the hospital facing façade. This comprises an alternative metal rainscreen panel system to be arranged in the same format as the approved scheme, simplifying the elevation through aligning window cill and overpanels which will in turn optimise thermal performance.

The alternative PPC-finished metal panel system is to continue over the roof plant areas of the façade with dedicated louvre openings in place of the approved perforated screen. The colour scheme is to maintain reference to the red and buff tones of the primary façade.

The proposed changes are solely to be external along the northern façade, and will maintain the consented appearance.

Façade Access and Maintenance

The proposed amendments include measures which aim to enable the cleaning and maintenance of the north elevation in a safe manner through the provision of a monorail at the top of the north facing facades to enable cradle access from the Level 9M.

Rooflight simplification

The proposed development also seeks the rationalisation of rooflight proposals to alter the shape from circular to square.

Level 8 Central Balcony Door

The proposed amendments include the adaptation of one of the patient bedrooms at Level 8 for the provision of access to external space, with the preferred location being to the east of the central garden balcony.

The proposed glazed door access is to replace the consented window, which will lead out to a semi-private space which can be opened to the wider balcony if required.

Main Entrance Security Measures

The proposed amendments include the provision of replacement of consented hostile vehicular deterrent bollards with 8no. bollards and a central entrance bollard total to be wrapped in a wayfinding signage totem, which was concluded as required following a GOSH Security Review.

Level 2 External Terrace Proposals

Further to the Main Entrance enhancements, the proposal aims to provide enhancements to the Level 2 external terrace space through the extension of special play surfaces and adjacent planters to provide opportunities for the extension of the external spaces associated with the main entrance level. Tiered seating is to be introduced in order to emphasise relationships mirror between inside and outside.

The proposed enhancements will allow for increased social interaction through the provision of seating and more opportunities for children to play through the increase in special play surfaces.

Level 1 Lightwell Stair and Elevation

The proposed amendment seeks to retain the existing Paul O’Gorman Building configuration comprising steps and ramp, which has been consented to be replaced with a new dedicated stair for lightwell access and maintenance.

The proposed amendment to the lightwell elevation and fenestration arrangement has been designed to accord with fire regulations as established in the Fire Strategy, wherein no less than 2.5% of the internal compartment’s area is to be provided as openable area.

The lightwell elevation is to be of natural red sand stone piers to ground the ‘house’ bays, and daylight is to be maximised through the light render finish.

Powis Place Access

The proposed amendments include alterations to the design of the new access gate to the west protected stair core, accessed via Powis Place.

The proposed entrance is to comprise the same external metalwork family as the balcony railings and lightwell stair above in order to create a more uniform design.

RELEVANT PLANNING POLICY

In line with Section 96A of the Town and Country Planning Act 1990 (as amended) – which should be read together with Section 70(2) of The Town and Country Planning Act 1990 (as amended), the determination of an application for a Non-Material Amendment should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Accordingly, the Development Plan for LB Camden consists of the Camden Local Plan (2017) and Policies Map (2017).

PLANNING ASSESSMENT

Design

Local Plan Policy D1 (Design) requires proposals to incorporate high quality and sustainable design and landscaping; enhance accessibility; incorporate easily recognisable routes; positively contribute to the street frontage and local character, and preserve strategic and local view.

Local Plan Policy D2 (Heritage) requires proposals to preserve and (where appropriate) enhance Camden’s heritage assets and conservation areas.

The proposed interventions are considered to be thoughtfully designed in such a way that enhances the building as well as its surroundings. The proposed amendments to rooftop and terraces would allow for the spaces to be utilised and enjoyed to a greater extent given the increase in social, play and amenity areas, whilst also incorporating measures to increase accessibility on site, as demonstrated in the proposed accessible WC on rooftop level, which has been carefully placed so that it does not impact the primary protected viewing corridor with which it overlaps.

Changes to the façade have factored in sustainable design given that the alternative panelling would enable optimum thermal performance.

The proposed amendments to the ground floor entrance have been implemented for security measures but also incorporate wayfinding elements as shown in the design of the central bollard which will also serve as a reference to direct visitors to various locations on site. It should be noted that in due course these security measure may not be implemented on the basis there is a longer-term programme to undertake significant public realm improvements to Great Ormond Street.

In terms of its location within the Bloomsbury Conservation Area, it can be considered that the proposed development is respectfully designed in such a way that would preserve the significance of the Conservation Area in which it lies.

The design of features such as the metalwork and the Powis Place entrance to match, as well as the proposed colour palette of the building elevation communicate with each other to make a more uniform, coherent design which in turn is considered to positively contribute to the local area.

SUMMARY

Overall, the proposed changes are considered to be non-material in nature when taking into account the scale of the interventions against the wider approved proposal. As such, we consider that these alterations can be determined via a S96a Application to the Full Planning application ref. 2022/2255/P (as amended under application ref. 2023/3223/P).

The full list of submission material (in addition to this Covering Letter) is as follows:

- Application Form, prepared by Turley;
- Design Document, prepared by BDP; and
- Revised drawings as set out within the accompanying drawing schedule, prepared by BDP.

We trust that the information provided is sufficient to enable the Council to validate and permit this application for a Non-Material Amendment to amend planning permission ref. 2023/3223/P. We look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact myself or my colleagues Rory McManus (Rory.McManus@turley.co.uk) at these offices if you have any queries.

Yours sincerely



Alex Fuller
Assistant Planner

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Encl.