

16 April 2025

Submitted via Planning Portal Ref. PP-13947334

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

PARTIAL DISCHARGE OF CONDITIONS 4C (DETAILED DRAWINGS/SAMPLES – LANDSCAPING FEATURES) AND 5 (LANDSCAPING DETAILS) 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 partial discharge of Condition 4 (Part C) and Condition 5 (Landscaping Details) 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 Conditions 4C and 5. The condition wording in full is set out below – For Condition 4, part C, to which this application relates has been highlighted in bold:

Condition 4C

"Prior to commencement of the relevant part of the development, detailed drawings, information or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council

*a) **Plan, elevation and section drawings, of all external windows, window reveals, balconies and doors at a scale of 1:20;***

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London
WC1N 2JU

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b) Samples and manufacturer's details at a scale of 1:20, of all facing materials including windows and door frames, glazing, brickwork and cladding; A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and each development shall be carried out in accordance with the approval given.

c) Details of landscaping features and plant species to be incorporated within the front balconies;

d) Details of proposed CCTV and lighting strategy

e) Details of proposed front entrance artwork

The relevant part of the works shall then be carried in accordance with the approved details “

Condition 5

“Prior to commencement of the relevant part of the development full details of hard and soft landscaping and means of enclosure of all un-built, open areas for the roof garden, balconies and ground floor, including a detailed landscape maintenance and management plan shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

A suite of documents prepared by BDP accompanies this application.

Planting Proposals

Planting Proposals have been provided for levels 2-10 (two proposals have been provided for the East and the West) to demonstrate the location and types of planting proposed, which should be read alongside the Planting Schedule which provides information on the plant species, pot sizes, density, specification and additional notes for each of the floors.

Tree Planting

Tree Plantings have been provided for level 10 to illustrate the proposed location of the specimen trees and multi-stemmed shrubs.

Furniture and Planters

Furniture and Planters Proposals have been provided for Levels 2 and 10, providing further details on the dimensions, materiality and planted drainage proposed on each of the two levels.

Typical Balcony Planter Details proposal has been provided, which informs on the dimensions, materiality and plant species for the balconies.

Climbers

Climber Support Details have been provided which inform on the materiality and dimensions of the proposed climbers.

Paving

Paving Details have been provided for Level 2, Roof Level and balconies which detail the dimensions, layering and materiality of each of the specific areas of the terraces.

Bench Details

Further to the above, Typical Bench Details have been provided for the benches to be installed on Level 10, including information on the drainage, materiality and planted drainage proposed.

Swing Seat Details

Swing Seat details have been provided for Roof Level which inform on the dimensions, materiality and function of the proposed swing benches and beds.

Landscape and Management Maintenance Plan

A Landscape and Management Maintenance Plan ('LMMP') prepared by BDP supports this application, which details how the proposed trees and shrubs are to be managed and maintained over the lifetime of the scheme. Additionally, the LMMP provides further information on how the proposed landscaping is to be regularly inspected and maintained, and on remedial works should this be required.

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), prepared by Turley;
- Drawings, prepared by BDP:
 - Landscape Level 02 – Planting Proposals (ref. GOSHCCC-BDP-ZZ-02-DR-L-9000-9402 (C03))
 - Landscape Level 03 – Planting Proposals (ref. GOSHCCC-BDP-ZZ-03-DR-L-9000-9403 (C01))
 - Landscape Level 04 – Planting Proposals (ref. GOSHCCC-BDP-ZZ-02-DR-L-9000-9404 (C01))
 - Landscape Level 05 – Planting Proposals (ref. GOSHCCC-BDP-ZZ-05-DR-L-9000-9405 (C01))
 - Landscape Level 06 – Planting Proposals (ref. GOSHCCC-BDP-ZZ-06-DR-L-9000-9406 (C01))
 - Landscape Level 07 – Planting Proposals (ref. GOSHCCC-BDP-ZZ-07-DR-L-9000-9407 (C01))
 - Landscape Level 08 – Planting Proposals (ref. GOSHCCC-BDP-ZZ-08-DR-L-9000-9408 (C01))
 - Landscape Level 10 East – Planting Proposals (ref. GOSHCCC-BDP-ZZ-10-DR-L-9000-9411 (C01))
 - Landscape Level 10 West – Planting Proposals (ref. GOSHCCC-BDP-ZZ-10-DR-L-9000-9410 (C02))
 - Landscape Level 10 – Tree Planting Proposals (ref. GOSHCCC-BDP-ZZ-10-DR-L-9000-9412 (C01))
 - Typical Balcony Planter Details (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-3003 (C03))
 - Typical Planter Details Level 10 (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-9800 (C02))
 - Typical Bench Details Level 10 (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-9801 (C01))
 - Level 2 Paving Details (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-9700 (C01))
 - Balcony Paving Details (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-9701 (C01))
 - Paving Details Roof Terrace (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-9702 (C01))
 - Furniture and Planter to Level 2 (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-9803 (C01))
 - Climber Support (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-9802 (C01))
 - Swing Seat Details (ref. GOSHCCC-BDP-ZZ-ZZ-DR-L-9000-9804 (C01))
- Planting Schedule (ref. GOSHCCC-BDP-ZZ-ZZ-SH-L-9000-0001 (C01)), prepared by BDP
- Landscape and Management Maintenance Plan, prepared by BDP
- Supplementary information Cover Letter (GOSHCCC-BDP-ZZ-ZZ-RP-L-9000-000), prepared by BDP
- Application Fee (£383.00).

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 horizontal line crossing through the top of the letters.

Assistant Planner

alex.fuller@turley.co.uk