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Aysegul Olcar Chamberlin  
Planner, Development Control  
London Borough of Camden  
Argyle Street  
London, WC1H 8ND

17 May 2010

**11-23 Colonnade WC1N Ref: 2009/4658/P**

Dear Miss Olcar-Chamberlain

Following the last correspondence please find appended the relevant information pertaining to each point raised.

### **Confirmation of Use**

In confirmation of the uses of the property prior to the present date we append two letters obtained from the Great Ormond Street Hospital and the University College Hospital Trust in relationship to the uses of the property for those years prior the present applicant ownership.

The letter from GOSHCC confirms as stated in our Design Statement that the buildings between 2001 and 2006 were not used for staff accommodation.

The letter from UCLH confirms the Trust in 2001 had sold the property with vacant possession to the GOSHCC and the occupants at the time were relocated with in the improved affordable home provision within the estate of the hospital. Thus any residual hospital accommodation use on the site had been removed at that 2001 date.

### **Lifetime Homes**

In terms of lifetime homes standards we have incorporated the Lifetime Homes features mentioned in the access officer's comments. Each individual dwelling has a design able to accommodate the Lifetime Home requirement.

The revised issue of drawings 2008-02-P-100A, 210A, 211A, 214A, 216A. indicate those revisions.

## **Sustainability**

The Pre Application Meeting Report Dated 2009 9<sup>th</sup> September requested the project achieve Very Good or Excellent rating. (extract below)

### ***SD9 - Resources and Energy***

#### ***BREEAM/Code for Sustainable Homes***

*The applicants should be made aware that all new residential schemes will be required to meet a very good or excellent rating using the guidance, or a level 3 rating under the code.*

*An assessment should be submitted as part of any application submission, with a post construction review to be carried out as a condition/legal agreement of any approval.*

The assessment issued as part of our application indicated the project achieving a Very Good rating within Code for Sustainable Homes.

The rating acknowledges the nature of the project to refurbish buildings of this period and the constraints and sensitivities of the existing conservation area designation and response to that condition whereby the facades are refurbished and the character and architecture retained. This provided limited opportunity to enhance the fabric performance and roof scape where normally additional systems/panels are allowed. As part of the initial planning advice we were asked to reduce the impact of interventions on the roofs scape, which has constrained a more radical intervention.

### **Refuse Storage.**

Following discussions with Street Environment and confirmation of present needs for storage, we can confirm locations internally for refuse either as recycling or bin storage in separate compartments within the enclosure of each house. The management of this waste will be through the bins/recycling bins placed externally at the correct time to councils collection timetable. To be removed on collection.

We have, through design development, explored the potential for locating refuse storage externally, within the sites boundary. However, this option was not progressed following the advice given by Camden Transport during the pre App Meeting Report Dated 2009 9<sup>th</sup> September. (extract below)

### ***Land ownership issues***

*As the 2 metre strip to the front of the site has been enjoyed by the public as a right of way for over 20 years and has been maintained by the highway authority for the same period of time; pursuant to section 31 of the Highways Act 1980, it is considered that this forecourt is now public highway. Therefore, the proposed cellar lights, planters and private parking are not acceptable.*

From this statement the project is precluded from any use on that surface immediately outside each dwelling.

Michael Casey





Great Ormond Street Hospital  
Children's Charity | GOSHCC

40 Bernard Street  
London  
WC1N 1LE

The Special Trustees for Great Ormond Street Hospital for Children  
Registered Charity No. 235825

Michael Casey  
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7<sup>th</sup> May 2010

Dear Sirs

**11 – 23 (odd) Colonnade London WC1**

I am the Property Manager of Great Ormond Street Hospital Children's Charity (GOSHCC) and advised the trustees on the acquisition and subsequent disposal of the above property (the Property).

I understand that you are making a planning application and wish to advise LB Camden as to the use of the Property while in our ownership

I confirm that the Property came into the ownership of GOSHCC in March 2001, following its purchase from University College London Hospitals NHS Trust, and was sold in 2006. During that period the Property was not used for residential accommodation and the residential flats were unoccupied during this time. The workshop and garage forming parts of the ground and first floor of the Property were, however, used for storage by GOSHCC and Great Ormond Street Hospital itself.

Yours faithfully

**Bernard Stevenson**  
**Property Manager**

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12 May 2010

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Dear Mr Casey

**11 – 23 (odd) Colonnade, London WC1**

We confirm that the above freehold property (**the Property**) was in the ownership of the University College London Hospital NHS Foundation Trust (**the Trust**) prior to its sale in March 2001 to Great Ormond Street Hospital Children's Charity (**GOSHCC**).

The Property came into the ownership of the Trust in April 1996 following the creation of the Trust.

The sale of the Property to GOSHCC was to enable its proposed redevelopment of the surrounding site (including Guilford Street Terrace to the south) as part of its wider campus plans at the time. We understand that GOSHCC sold the Property in 2006, having failed to undertake the development.

During the period of our ownership, the ground floors of all units were used as repair/maintenance/storage spaces.

There was some limited residential accommodation present on the first floors of Nos. 11, 13, 15 and 17.

The Trust sold the Property to GOSHCC with vacant possession and, prior to that sale in March 2001, the Trust relocated all of the then existing tenants within the Trust's estate. More particularly, the replacement accommodation was provided at Bonham Carter House/Warwickshire House at 52 Gower Street, which has 222 rooms (managed by the Genesis Housing Group for the Trust) and at John Astor House at 3 Foley Street (350 rooms), also managed by Genesis for the Trust.

There was a single non-hospital related secure tenant, who was resident in a two bedroom self-contained flat in No. 13 Colonnade. This tenant was also relocated within the Trust's estate (69 Guilford Street) to facilitate the sale.

Yours sincerely



**Rolf Meyer**  
**Deputy Director of Capital Investment**



UCL Hospitals is an NHS Foundation Trust incorporating the Eastman Dental Hospital, Elizabeth Garrett Anderson & Obstetric Hospital, The Heart Hospital, Hospital for Tropical Diseases, The Middlesex Hospital, National Hospital for Neurology & Neurosurgery, The Royal London Homoeopathic Hospital and University College Hospital (incorporating the former Middlesex and Elizabeth Garrett Anderson Hospitals).