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9<sup>th</sup> May 2016

Dear Charles,

### **Clarifications in response to objections raised to planning application 2016/0773/P**

Please see below, notes from the Charity and Tibbalds Planning and Urban Design in response to the letter of objection uploaded to the Council's website on 20<sup>th</sup> April 2016.

#### **Extract from objection letter:**

Dear Mr Thuaire

#### **RE Planning Application 2016/0773/P – Tybalds Estate, Orde Hall Street**

I've now examined the planning proposal, and wish to object to the proposed application and raise the following points and questions:

1. I wish to oppose this application on the grounds that converting these units from family homes, to short term accommodation for visitors, will adversely affect the strength and prosperity of the local community.

As a resident who'd lived on the estate for over 10 years, and been involved with the Tenants and Residents Association (TRA) for around 8 years, I have experience of the needs of the local community.

I am in no doubt that the members of the local community who volunteer their time, are extremely vital in improving the well being of the estate.

A few recent achievements from residents on the estate include:

Leasing with local police community support team in a drive to tackle antisocial behaviour.

Running an after school homework club for children of the estate.

Developing an underused site on the estate into a community garden.

Running a long standing TRA which aims to represent and improve the local community.

All these achievements have come from residents (both in private & social accommodation) who live on the estate.

This planning proposal is to provide short term accommodation, for people who will have no interest in the local community they're staying in. This application states '*Parents may stay for short periods (up to 3 days) or much longer periods (several weeks) depending on the severity and length of a child's care.*' There will be no reason for these people to engage in the local community, volunteer for any projects, liaise with local police community team, attend community meetings, make friends with their neighbours, or even vote in local elections.

The local Holborn PCSO officer recently confirmed that antisocial behaviour including drug dealing is still a problem they're tackling on the estate. In order to help with such issues, the PCSO team rely on the help & support of residents in the local community.

If these units are converted to temporary accommodation, I do not believe any of the occupants would have any interest in getting involved with such ventures.

**Charities response:** The residential units that form part of the Tybalds Estate regeneration project that would be replaced by the parent accommodation consists of 9 private flats that are in the following mix of unit sizes:

- 1 x studio apartment
- 5 x 1 bedroom flats
- 4 x 2 bedroom flats

The units are small private units and as such the proposed parent accommodation is not felt to result in the loss of any family accommodation on the estate. The Charity does appreciate the valuable contribution that all residents make to the community on the estate and the points that have been raised by this objection and that were also discussed during a resident's meeting held on 19<sup>th</sup> January 2016. Since January the Charity and Hospital have worked with the Chairman of the Tybalds' Residents Association to agree measures the Charity and Hospital would take to facilitate greater engagement with the residents and reduce the impact of the concerns raised.

A set of measures/actions were discussed at a meeting with the Chairman of the TRA on 10<sup>th</sup> February and confirmed in an email on 16<sup>th</sup> February, as set out below:

***Great Ormond Street Hospital Children's Charity***

***Meeting to discuss how the Charity and Hospital can make a greater contribution to the Tybalds Estate Community - Wednesday 10<sup>th</sup> February, 2016***

***Present:***

*Mr Abjal Afrus*

*Chair of the Tybalds Estate residents Committee*

*Ian Chivers*

*Director of Finance GOSHCC*

*Louisa Desborough*

*Head of GOSH Redevelopment Communications*

*Lizzie Cowan*

*Associate, Tibbalds Planning and Urban Design*

The purpose of the meeting was to discuss how the Charity and Hospital could make a better contribution to the Tybalds Community given the Charity's project to establish parent accommodation on the estate and the impact this could have on the overall Tybalds Community. The Charity set out 3 areas where it may be possible to contribute to the Community

- Financial
- Internships
- Community Engagement

**1. Financial**

The Charity is restricted in how it can use its funds and must always be able to justify to donors how money has been spent. However, in recognition of the importance of the Tybalds project to the Charity, it would be prepared to make a financial contribution towards capital works, equipment for the benefit of the residents of the Tybalds Estate of between £50,000 to £100,000. The Charity would be able to offer more than £50,000 if the projects could be linked directly to children, for example, refurbishing the children's playground.

## 2. **Internships**

The Hospital, its contractors and the Charity could offer a number of internship opportunities to youths/young people living on the Tybalds Estate to provide them the chance to experience different work areas and gain some experience. The nature of these opportunities could be developed together with the TRA.

## 3. **Community Engagement**

The Hospital already runs a number of engagement projects with local schools and children. Mr Afrus suggested that it would be helpful for Hospital staff to give some briefings talks to residents on general health. Examples of some of the projects working with local children are shown in the following links:

<http://www.gosh.nhs.uk/news/press-releases/2015-press-release-archive/gosh-patients-say-yeah-clean-air>

<http://www.gosh.nhs.uk/news/press-releases/2015-press-release-archive/talented-gosh-patients-bring-environmental-issues-life-nhs-sustainability-day>

It was suggested that the most effective way to commit the Charity to elements of the above would be to include them in a Section 106 agreement which is enforceable by the Council. The requirements could be made specific to the Tybalds Estate (in fact national planning policy requires planning obligations secured via s106 to be directly related to proposed development).

Subsequent checks with the council have indicated that it would be possible to cover the financial payments and potentially the internships but the Community engagement would require a separate arrangement between the Charity, Hospital and residents.

### **Resident's Concerns**

Mr Afrus also explained some concerns residents have associated with the proposed parent accommodation:

#### Management and servicing of the Buildings

The charity explained that the servicing and maintenance of the buildings would be provided by the hospital (and paid for by the Charity). Both of the two blocks and each room in the blocks would be serviced daily with rubbish collected and stored in the separate waste facilities contained within each building. Rubbish would then be removed on a regular basis by private contractors. The Charity are happy to submit a more detailed Service Management Plan for approval prior to the occupation of the facility.

#### Use of the buildings by parents and carers

Parents and carers would collect passes and keys for their accommodation from a centralised point in the Hospital. The need to respect the local community and act appropriately could be set out in a one page setting out the do's and don'ts and signed by parents when they collect their keys. These could also be repeated in each room of the accommodation.

#### Clear and simple way of contacting the Hospital when any concern arises

A separate email account and telephone number could be made available to tenants where they could register any concerns they may have associated with the parents accommodations and its users.

We believe the above is a comprehensive plan which will help residents to further improve the facilities available on the Tybalds estate. The exact use of the proposed financial contribution is open to discussion with residents and Camden Council and could be applied to similar projects noted in the letter such as the community garden.

2. At the estate Tenants and Residents Updated meeting on 19th January 2016, the applicant stated that Camden would be offering the freehold for one of the two blocks as part of the deal. Why would Camden be prepared to lose the freehold as part of this deal? (These flats were originally intended to be sold onto the private market, where Camden would maintain the freehold of these blocks.)

At the meeting the Charity also pointed out that the leasehold on the other block was 250 years – which is in practical terms akin to a freehold. The Council will control use of the building through the designated planning permission.

3. I wish to highlight the following misleading statement on p24 of the planning application  
*As such the sale of these two blocks to Great Ormond Street Hospital will provide a capital receipt to the council and make a vital contribution to the CIP programme, helping to fund the provision of affordable housing and other improvements both of the estate and across the Borough.*

This statement given the inaccurate impression that the sale of these two blocks to GOSH is necessary to fund this development of housing on the estate. This is not true. The Tybalds Estate Regeneration programme to build 93 new units (36 social, 27 private, 30 intermediate/shared ownership) has already been approved on the basis that the sale of the 27 units to the private sector would provide the funding necessary for the whole scheme.

In retrospect, the Charity recognises that this statement could be misinterpreted and we acknowledge that similar funding could be provided if the units were sold to private tenants, however, it was not our intention to mislead the Council or Tybalds residents. We apologise for this oversight.

4. Please clarify what affect the increase in occupancy of these units will have to the original planning application:

In the original application, these 9 units would provide 22 bed spaces:

Mews: 2b3p flat, 2b4p flat, 2b3p flat - for 10 people  
Blemundsbury: 1b2p, 1b1p, 1b2p, 1b2p, 2b3p, 1b2p - for 12 people

In this new application, the 9 units are being converted into double the amount of bed space (44 bed spaces)

Please clarify if this increase in numbers will invalidate the original planning application?

The parent accommodation has been specifically designed to be used as parent / carer accommodation in a form that best suits the needs of the families that will use it. The facility consists of a series of ensuite bedrooms with shared communal living and kitchen facilities. The rooms have been designed to be a pleasant and peaceful environment for parents to retreat to, the size and layout of the rooms has been designed to provide a similar level of space as you would have in a hotel room. The increase in bed spaces reflects the different design when compared to individual residential flats. The increase in bed spaces is not felt to have any additional impact on the area; parents / carers staying at the facility will not be allowed to park on estate parking bays or residents parking bays. The accommodation is reserved for the use of parents / carers whose children are in intensive care and as such during their stay they are most likely to be travelling between the ward and the hostel by foot.

5. Policy CS6 states that the *delivery of new housing is one of the key objectives of the Local Developments Framework*

If so, why would Camden support the loss of 9 new housing units proposed in this application.

It is true that one of the key aims of the Core Strategy is the delivery of new housing in the Borough. However, the Core Strategy also recognises the important role that institutions such as Great Ormond Street Hospital play in the Borough and the contribution the Hospital plays in maintaining the health and well being of the population. Policy CS9 recognises the importance of the medical cluster around Great Ormond Street and states that it will support these institutions to continue to thrive in these areas.

Due to the planned expansion of the hospital, in particular the planned increase in intensive care wards (bed spaces increasing by 62% by 2022), there is an increased demand for parent accommodation to support the expansion. Having a parent or carer nearby to children during their treatment is seen as a vital part of their care package, as such the provision of additional parent / carer accommodation at Tybalds would allow the Hospital to continue to deliver an outstanding service to its patients and their families.

### **Summary**

The Charity and Hospital are committed to working with the local residents to try to alleviate any concerns our proposals raise – within the limitations of the resources we have available. We believe the plan set out in writing to the TRA demonstrates this commitment and we are welcome, where appropriate, components of this undertaking are incorporated into a S106 agreement.

### **Ian Chivers**

Director of Finance and Operations  
Great Ormond Street Hospital Children's Charity