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To

Date

07.07.2017

Development Management Planning Solutions Team
London Borough of Camden
Pancras Square,
5 Pancras Rd,
Kings Cross,
London
N1C 4AG

Ref

1615 / Full
Application

Dear Sirs,

Application for Planning Permission and Listed Building Consent – The Italian Hospital, 40-41 Queen Square, London, WC1N 3AJ

We write on behalf of our client, Great Ormond Street Hospital Trust, to submit a planning application and listed building consent application in respect of the change of use of the existing building and associated external and internal alterations and extensions to the existing building to create a dedicated sight and sound and related outpatients facility.

Existing building

The building is located on the southeast corner of Queen Square at the junction with Boswell Street, close to the western end of Great Ormond Street. The building is a grade II listed former Italian Hospital which is bounded by Queen Square, Boswell Street, Gage Street, the Mary Ward Centre and the October Gallery.

Its hospital use began in 1884 and continued in hospital use until the late 1980s when it was acquired by GOSH and used for different uses. It currently accommodated a nursery, offices and parent accommodation and a chapel.

The building comprises basement, ground and three upper floors.

Background

It is proposed to fully refurbish the existing building to provide a world class dedicated Sight and Sound and related Outpatients Facility as part of the wider GOSH portfolio of services.

The proposal will contribute to the planning policy priorities of improving the facilities offered by GOSH, thereby securing the continued role of London as a national and international centre of medical excellence and specialised facilities in accordance with London Plan and Council policies.

The proposal results in the reinstatement of the original use of the building as a hospital. The existing uses within the building (offices, nursery and parent accommodation) will be reprovided within the GOSH campus in both existing and newly acquired buildings.

Extensive pre-application discussions (Ref: 2017/2091/PRE) have been held with officers at the London Borough of Camden since April 2017.

These have been a collaborative process through which the majority of the elements of the proposals have been agreed.

Proposals

Planning permission and listed building consent is sought for:-

Change of use to the existing building associated with the Great Ormond Street Hospital, currently used as a staff nursery (D1), offices (B1a) and parents' (of patients) accommodation (sui generis), for use as an outpatient hospital (D1) with a resulting floor area of 3,810 sq.m (GEA). External alterations to the building including basement infill to courtyard, partial infill at ground floor level, infill extensions at first and second floor levels, two roof level plant enclosures and new lift overrun and associated internal alterations to the listed building to convert it into a clinical use. Plant equipment, creation of terraces, installation of PV panels and associated works

Application Documentation

The following documents form part of the application:-

Application Forms

Relevant Certificate (Certificate B)

Site Location Plan

Existing, demolition and proposed plans, elevations and sections (Refer to Drawing Issue Sheet for full list of drawings)

Visual Material including CGIs

Design and Access Statement

Planning Statement

Heritage Appraisal

Transport Statement

Sustainability Statement

Energy Assessment

Ecology Letter (Further confirmation letter to follow)

Daylight and Sunlight Assessment Report (To follow)

Historic England Letter

Draft Construction Management Plan


Acoustic Report

CIL Questions

The Daylight and Sunlight Assessment Report and further information from the Ecologist will follow. The confirmed application fee amount of £1,925.00 will be paid directly by our client, Great Ormond Street Hospital.

Should you require any further details in respect of these planning applications please contact Laura Massey on 0207 580 8881.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Gary Toon', with a stylized flourish at the end.

Gary Toon
LLP Partner

For and on behalf of Sonnemann Toon Architects LLP