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**From:** Patrick Marfleet  
**Sent:** 13 July 2022 10:03  
**To:** Planning Planning  
**Subject:** FW: Your Ref. No. 2022/2255/P – proposed development at Great Ormond Street Hospital

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Patrick Marfleet  
Senior Planning Officer



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**Subject:** Your Ref. No. 2022/2255/P – proposed development at Great Ormond Street Hospital

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr Marfleet,

The Georgian Group has been made aware of the above proposal which we believe will have a detrimental impact on the character and significance of a conservation area and to the setting of a number of listed buildings. We sincerely apologize for our delay in sending this letter, however we hope that it still may be taken into consideration during the determination of this application.

Great Ormond Street forms part of one of the earliest developments in Bloomsbury being begun in the late seventeenth century, its surviving eighteenth-century terraced houses are listed at either grade II or grade II\* and are also located within a Conservation Area. The Great Ormond Street Hospital also plays an important part of the history and character of the conservation area although its buildings have over its more recent development become increasingly out of scale with their sensitive surroundings.

The proposal is part of implementation of an ongoing masterplan for Great Ormond Street Hospital which aims to improve its layout and facilities which has been in development for several years through extensive pre-application discussions with your authority. The masterplan aims at improving the hospital's functioning and appearance by replacing the two later twentieth century structures between Powis Place and Lamb's Conduit Street which do not contribute positively to the Conservation Area, and which are believed to underperform clinically.

Whilst the proposed new building will undoubtedly bring considerable medical benefits it would be of a considerably greater scale than its predecessors (being of seven storeys) and will have a dominating effect on the largely three-storey listed terraced houses which line the greater part of Great Ormond Street and the surrounding thoroughfares. The bulky featureless roof scape will serve to aggravate the new building's overbearing presence, and as Historic England have advised harm sensitive and important views from Queens Square and the eastern end of Great Ormond Street. The proposed new structure will thus cause a degree of harm to the character and significance of the Conservation Area and to the setting of a number of listed buildings.

Whilst the Group has no objection to the demolition and replacement of the existing buildings, we would urge your authority to work with the hospital to find ways of further mitigating the impact of the proposed new structure on

the Conservation Area and setting of nearby listed buildings by reducing its massing and over bearing roof line. More could also still be done to improve the design of the proposed Great Ormond Street façade to better integrate it into its historic surroundings.

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building, registered landscape, or their setting, a local planning authority must have special regard to the desirability of preserving the heritage asset or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings. Under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 they also have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The NPPF (202) makes clear that the harm that developments such as that proposed here may cause should be weighed against any public benefit which the development may bring. The NPPF also makes clear however, that causing harm should be avoided if at all possible, and where that is not possible mitigated. The Group is not convinced that the applicant has done all that is practically possible to mitigate the harmful impacts of the proposed new structure on its immediate surroundings (we defer to others on its potential impact on wider strategic views over London)

The Group respectfully urges your authority to seek further modifications to the design of the proposed new structure to mitigate its harm on both the Conservation Area and the setting of nearby listed buildings.

Yours Sincerely

James Darwin (Senior Conservation Adviser)

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