

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2255/P	Simon Christmas	11/11/2022 08:31:56	OBJ	<p>I attended the drop-in meeting organised by the GOSH team last night (10/11/22). This was very disappointing, and clearly designed to tick consultation boxes. No effort to listen, response to every issue and concern was "You need to tell Camden that".</p> <p>Of particular interest was a conversation with the architect. Asked if it had been any part of his brief from GOSH to consider the impact on the light of neighbours he confirmed that it had not. Asked what the impact of his building was going to be on neighbours, he could say only that "there will be an impact" - he did not know what was actually in the lighting report. He argued that it was the job of Camden planning to represent the needs of neighbours: this suggests that the GOSH team don't feel they themselves have to give any consideration to neighbours because Camden will do that. Further proof that NO consideration has been given to the needs of neighbours in the development of these plans.</p>
2022/2255/P	Mark Simmonds	14/11/2022 17:56:13	OBJ	<p>I visited the open evening on 10th November 2022 at which the revised application was exhibited and explained.</p> <p>The revised proposal is too big for its location. It is 11 stories high. The 8 above ground stories are twice the height of the most recent Great Ormond Street Hospital buildings on the street. The proposal would dwarf the listed buildings on the street (one of which I live in). It would definitely have a detrimental effect on the precious conservation area.</p> <p>The floor area of the proposal is roughly three times that of the building it is replacing. Ambulances currently struggle in traffic generated by the hospital on the street. The extra building size would make the street impossible for ambulances to use properly.</p>
2022/2255/P	Simon Christmas	15/11/2022 21:20:55	OBJ	<p>I have just read GOSH's specific response to my comments on the original application in the GOSH Public Consultation Response Document. They are, frankly, nonsense.</p> <p>GOSH states that: "AY of course recognise that the levels of daylight will vary across the Borough, however, the properties in the contextual study have been referenced as they demonstrate comparable retained daylight values. ¿ Comparable to WHAT? If comparable to the end-state, then this is an admission that the properties have been chosen in order to give the desired answer ¿ thereby invalidating the argument. If comparable to current conditions, then they cannot demonstrate that the end-state is reasonable - again invalidating the argument. Either way, this response establishes just how indefensible the reasoning in the original lighting report was.</p> <p>GOSH states that: "AY were highlighting that in accordance with the BRE Guidelines, it is understood that each of Mr Christmas' site-facing rooms are likely to already require supplementary electric lighting in the current condition. ¿ They do NOT. I work in them every day and can easily correct what is ¿ understood¿ to be ¿ likely¿ by providing the facts. Moreover, GOSH or AY could have established this at any time by the simple expedient of crossing the street and ringing on my doorbell. They chose not to - I can only assume because their assumptions suited them better than the truth.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2255/P	Simon Christmas	31/10/2022 21:17:33	OBJ	<p>We have just found out about this latest round of consultation thanks only to good neighbours in Great Ormond Street - the kind that care about each other and share information. GOSH, sadly, is not proving to be such a neighbour. It seems to again have made very little effort to inform people living in buildings directly opposite of its latest proposals and drop-in 'consultation'.</p> <p>I submitted a comment focusing mostly on the impact on the light in our flat (Flat 3, 31-35) on 30/5/22. We are on the first floor, with the main rooms of our flat facing the hospital. There are many very serious problems with these proposals, but I left it to others to expand on those. I wanted to highlight the darkness and increased energy bills we face when this building is constructed - and the shameless way in which the original report used the worst flats it could find in Bloomsbury as benchmarks for what is "acceptable".</p> <p>I am frankly astonished to read in the latest batch of documents a letter from Avison Young providing details of Flat 8, 37-39 - I'm assuming on the 4th floor - visted "as a result of Great Ormond Street Hospital for Children NHS Foundation Trust inviting residents to allow Avison Young to collect accurate measurements of the internal layouts of their properties."</p> <p>Why was this invitation not extended to us? We would be delighted for Avison Young to visit us. Others in the building would I am sure feel the same.</p> <p>Avison Young would find that the main rooms in our block all facing the hospital - with the rooms on the other (unaffected) side being a kitchen with a small frosted window, a bathroom with an even smaller frosted window, and a very small bedroom.</p> <p>Please, come, take measurements, make assessments. See for yourselves just how awful this is going to be for us. We will welcome anyone at any time. You are all invited.</p> <p>When one chooses to live in a street like this, one accepts that one has a hospital for a neighbour. The street is blocked many times a day. The few resident parking places are taken by harrassed patients in the day, and by staff at night. People are working hard to achieve great things, and that's part of what it means to live here. The endless building works over the last 22 years, the portacabins with builders peering into our rooms, the cranes and construction vehicles - it's all been part and parcel of living in a place like this, and we've taken it all as such.</p> <p>BUT having the building opposite doubled in height, depriving us of ALL of our natural light so that we will be obliged to use electric light throughout the day... surely this crosses a line?</p>

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