

**From:** ben paul

**Sent:** 14 December 2022 13:00

**To:** Patrick Marfleet

**Subject:** Objection to GOSH Children's Cancer Centre application 2022/2255/P

Dear Mr Marfleet,

## OBJECTION FROM TYBALDS ESTATE FALCON RESIDENTS TO GOSH APPLICATION

I write on behalf of a number of the Residents of Falcon (as former TRA rep) to object to the application by GOSH to develop the current site on the north side of Great Ormond Street into a Children's Cancer Centre, as recently submitted.

Objections are as follows:

1. Notices were not displayed within the statutory period for objections in Great Ormond Street
2. The height and visual impact, of the proposed building and effect on light within opposite premises on Great Ormond Street will be very significant. As will the impact on the street scene and the the unique fabric of this historic area of London.
3. OF major concern is the effect of three to five years of lorry access on the unique quality of the neighbourhood, completely destroying normal expectable enjoyment of environment, with impact on the mental and physical health of residents, traders, cyclists, and pedestrians coming through this area in large numbers currently able to enjoy limited through traffic, making local roads effectively become as busy as Southampton /Row and/or Grays Inn Road. There is no question that this will increase the noise and air pollution in an area already vastly exceeding daily WHO limits and even the much more lenient UK government limits. Air pollution is a know and proven cause of cancer (WHO declared it carcinogenic many years ago), dementia, COPD and particles can find their way into every organ in the human body. Noise pollution is also a key issue in an area already very noisy. Noise is also known to cause dementia and increase stress which itself is a killer.
4. The removal of trees in Great Ormond Street and their value in absorbing pollution will considerably affect the local environment, The provision of greenery is fundamental to the wellbeing of visitors, patients, residents and their removal will increase the urban heat island effect. Given the climate crisis (as declared by Camden) no trees or greenery in the borough should be allowed to be removed.
5. Potential danger to the school children using the streets on a daily basis from Tybalds Estate, and loss of peaceful access to the local

school. Danger to children of proposed removal of one or both zebra crossings adjacent to Coram's Fields. Destruction of the peaceful environment for kindergarten children who take daily organised walks through this relatively peaceful albeit polluted area.

6. Permanent removal of needed residential and disabled parking facilities and increase in ambulance and visitor traffic due to eighty new proposed beds needing patient and visitor access from Great Ormond Street.

7. The embodied carbon in the existing building to be demolished and that of the new building will typically amount to 2/3rds of the Carbon used in the lifecycle of the building. We need to be thinking much more radically on tackling climate issues.

In summary, the site is really unsuitable for the proposed demolition and replacement build. That does not mean something can happen on the site that is both more reasonable in size, with a lesser impact on the neighbours and community, while taking a retrofit first approach.

In addition, a need for the proposed Children's Cancer Centre in this location within the London area has not been fully demonstrated.

Support by the NHS for this redevelopment both financially and in terms of centralisation and efficiency of services has not been demonstrated either in the application.

Minimal consultation with the Tybalds TRA or residents in the estate has occurred. There are 340 units over 9 separate blocks, thus potentially 340 objections. The TRA Chair attended as an individual at several meetings on GOSH premises. However, no notices were displayed locally during the objection period in Great Ormond Street. Notices have only appeared after the official objection period. Unfortunately, the TRA has been temporarily suspended for legal reasons and this application could not have come at a worse time to gauge individual residents' views. The estate and residents will be affected on the two principal roads bordering the estate, Great Ormond Street and Boswell Street, and form the overwhelmingly largest group of local residents to be affected overall in the local area. However, they are currently only aware of the development through limited word of mouth.

While this situation may not be strictly within the remit of the Planning officer, it is nevertheless a planning issue affecting the Council's basis for assessing objections and this shortfall in provision of information to

the largest group of local residents, needs to be resolved, in order to reach a valid assessment of objections.

We request that time is allowed for views to be canvassed from this key group of individuals likely to be affected and especially the health and wellbeing of their children by the demolition, build and traffic generated by lorry movements.

Residents need to see serious consideration of how GOSH intend to mitigate the damage to the local environment and wellbeing of local residents. So far we have not even met the contractors at drop in sessions to cross examine the CMP as they have not been formally present. This is of great concern. GOSH as a pillar of children's health must understand the environmental impacts of this development on local health and wellbeing. They must go over and above the lowest common denominator of meeting legislated planning policy requirements (these are a minimum standard not a maximum). How will they protect residents from the noise and pollution?

Note: There are significant developments in the area in the pipeline. Museum Street, Central St Martins, Tybalds, Grays Inn all of which will cause enormous disruption. We clearly remember the traffic chaos, congestion and resulting pollution around this area that ensued during the construction of the Post Building 2/3rds of a kilometre away! What assurances do we have that this will NOT happen again?

Kind Regards

M. Paul

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