



Application ref: 2020/5851/P
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Date: 2 March 2022

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Gerald Eve LLP
Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Stephenson House
75 Hampstead Road
London
NW1 2PL

Proposal:

Change of use of 11 market residential units (C3), as substantially implemented under 2018/0663/P dated 02/07/2018, to flexible temporary sleeping accommodation (Sui Generis)/residential units (C3) to be used as accommodation for the cancer patients (and their parents/carers) being treated at UCLH's Proton Beam Therapy Centre.

Drawing Nos: Drawings: A-0500-PL; A-0502-PL; A-0503-PL; A-0504-PL; A-0505-PL; A-0506-PL; A-0507-PL; A-0508-PL; A-0509-PL; A-0512-PL; A-0513-PL; A-0514-PL; A-0515-PL; A-0516-PL; A-0517-PL; A-0518-PL and A-0519-PL.

Documents: UCLH Analysis Summary of Available Local Residential Serviced Accommodation; Letter from Director of Strategy of University of College London Hospital dated 14/01/2020 and Cover Letter (ref. LJW/CKE/SMAC/J10346.2) dated 16/12/2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawings: A-0500-PL; A-0502-PL; A-0503-PL; A-0504-PL; A-0505-PL; A-0506-PL; A-0507-PL; A-0508-PL; A-0509-PL; A-0512-PL; A-0513-PL; A-0514-PL; A-0515-PL; A-0516-PL; A-0517-PL; A-0518-PL and A-0519-PL.

Documents: UCLH Analysis Summary of Available Local Residential Serviced Accommodation; Letter from Director of Strategy of University of College London Hospital dated 14/01/2020 and Cover Letter (ref. LJW/CKE/SMAC/J10346.2) dated 16/12/2020.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 4 Prior to occupation of the hereby approved development, the details (as approved under 2018/4790/P dated 11/02/2019 or any subsequently approved details) of the location, design and method of waste storage and removal including recycled materials, shall be provided prior to the first occupation/use of any of units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

- 5 Prior to the occupation of the development, details of secure and covered cycle storage area for 33 cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 7 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable .

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

Informative(s):

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer