

Head of Planning
Planning Department
Camden Council
5 Pancras Square
London
N1C 4AG

Date: 7 March 2024
Our ref: 67860/01/MS/LL/30041298v1

Dear Sir/Madam

Application for Non-Material Amendment to cycle parking provision at the Former Odeon Site and Rosenheim Building, London, WC1E 6DB (ref. 2019/0464/P of original planning permission 2013/8192/P)

We are writing on behalf of our client, University College London Hospitals NHS Foundation Trust (UCLH), which is the freehold owner of the above site. The site is currently in occupation providing critical care for cancer patients. The site is bounded to its immediate north by Grafton Way, Tottenham Court Road to its west, Huntley Street to its east, and University Street to the south. It is located within a short walk of Warren Street Underground Station.

This Non-Material Amendment (NMA) application relates specifically to condition 2 of planning permission reference 2019/0464/P. Application ref: 2019/0464/P forms part of a number of amendments to the original planning permission (ref:2013/8192/P) which approved the following development:

“Redevelopment of the former Odeon site and demolition of the Rosenheim Building to provide a Proton Beam Therapy (PBT) cancer treatment facility and day surgery facilities in 4 levels of basement; inpatient medical facilities and a ground floor retail unit (175 sqm approximate GIA) in a 7 storey development above ground (34,596.5 sqm GIA in total) including roof plant, a new pedestrian entrance on corner of Grafton Way and Huntley Street, a new service entrance on Huntley Street, a ground floor drop-off area off Grafton Way, and three roof gardens; and the relocation of the oxygen tanks to University Street frontage inside a new enclosure”.

This NMA seeks an alteration to the provision of cycle parking spaces shown on the approved ground floor plan to increase the number of cycle parking spaces from 134 to 136, with a new arrangement of an increased number of cycle parking stands.

Background

The original planning permission (2013/8192/P) granted approval for 158 cycle parking spaces - 138 for staff and 20 for visitors, to be installed prior to occupation of the development under condition 11.

A subsequent NMA application (2017/6250/P) was permitted on 2nd February 2018 to reduce the cycle parking provision from 158 spaces to 134 spaces.

Since the time of the original grant of planning permission, there have been a number of planning applications to seek changes via non-material amendments (S96A) and for minor-material amendments (S73). It is understood from Camden's online records that the latest S73 application approved is 2019/0464/P which sought variation of conditions 2 (approved plans) and 8 (waste storage) of planning permission 2013/8192/P. Under this application, the latest approved ground floor plan is P4PBT-STW-AAB-GNDGA-A31-111071, Revision K.

Proposal

The requirement to seek an amendment to the cycle parking provision has arisen due to on-going problems faced by the 28 spaces at ground floor. These are located on the Huntley Street elevation, south of the main entrance. Due to the size and spacing of the cycle parking stands, these have proved attractive to rough sleepers. This has meant that UCLH has faced on-going problems with rough sleepers using the stands and meant that this has compromised security (bikes being damaged or stolen) and is preventing the use of the 28 spaces for bicycles by staff and visitors.

This is an on-going problem which we understand Camden Council are aware of, having tried previously themselves to remove tents pitched between the stands. After careful and thorough consideration of design options, a newly designed arrangement of cycle stands is therefore to be provided. This includes 30 new stands which each provide space for one bicycle.

We are aware that Camden Council's Transport SPD (2021) outlines guidance on cycle parking but the required distances between stands in this case has led to anti-social behaviour. We consider that the proposed arrangement as shown on proposed drawing number P4PBT-MAA-AAB-GND-GA-A31-111071, Revision L will ensure that tents cannot be pitched in between cycle stands. The proposals also include provision of 8 bollards to further secure the area. The bollards will be stainless steel removable flush socketed (100mm diameter, 750mm height with retention socket 300 mm below ground). The cycle stands will be stainless steel sheffield extra cycle stands, length 1000mm.

In seeking the non-material amendment, we therefore seek to amend condition 2 below of 2019/0464/P to replace the highlighted drawing in bold below (P4PBT-STW-AAB-GNDGA-A31-111071, Revision K) with P4PBT-MAA-AAB-GND-GA-A31-111071, Revision L.

“CONDITION 2

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

A/UCLH4: 1516-M; 1517-M; 1818-M; 1519-N; 1521-N; 1522-N; 1523-N; 1524-N; 1525-N; 1526-M; 1527-M; 1531-F; 1533-N; 1534-C; 1540-N; 1541-N; 1550-D; 1551-H; 1554-H; 1555-G; 1556-F; 1557-F; 1558-G; 1560-F; 1561-D; 1577-C; 1581-C; SK243-A; 0203-E; SK0251; VN50118.09-ECC-DG-0003; P4PBTSTW-AAB-GND-GA-175143 Rev A; P4PBTSLW-ALL-SL-ELV-A31-17544Rev A; P4PBT-SLW-ALL-SL-ELV-A31-17546 Rev A; P4PBT-STW-ALL-SL-SECA31-175147 Rev A; P4PBT-STW-AAB-GNDGA-A31-111071 Rev L; P4PBT-STW-AFA-GND-DETA31-

175321 Rev B; P4PBT-STW-AFA-GND-SEC-A31-175320 Rev B; P4PBTSTW-AFA-GND-SOW-A31-175319 Rev A; P4PBT-STW-AFA-SL-DET-A31-175323 Rev A
P4PBT-STW-ABG-B5-GA-A31-111011 Rev G, P4PBT-STW-ABG-B4-GA-A31-111021 Rev I, P4PBT-STW-ABG-B3-GA-A31-111031 Rev I, P4PBT-STWABG-B2-GA-A31-111041 Rev H, P4PBT-STW-AAB-B1-GA-A31-111061 Rev J, **P4PBT-STW-AAB-GNDGA-A31-111071 Rev K**, P4PBT-STW-AAB-01-GA-A31-111081 Rev I, P4PBT-STWAAB-02-GA-A31-111091 Rev I, P4PBT-STW-AAB-03-GA-A31-111101 Rev I, P4PBTSTW-AAB-04-GA-A31-111111 Rev I, P4PBT-STW-AAB-06-GA-A31-111131 Rev G, P4PBT-STW-PPU-05-GA-A31-111620-Rev E;

SUPPORTING DOCS: Preliminary Ground Movement Assessment Produced by Campbell Reith dated March 2014; Updated summary tables S1a, S2, S3a produced by Anstey Horne dated 18/11/2013; Design and Access Statement produced by Scott Tallon Walker Architects in association with Edward Williams Architects dated 13/12/2013; Planning Design Report: Acoustics prepared by Clarke Saunders Associates; Air Quality Assessment produced by SKM dated 06/12/2013; Archaeological Desk Based Assessment produced by CgMs dated 06/12/2013; BREEAM report produced by ARUP dated 05/12/2013; Clinical Overview Document produced by UCLH (undated); Ecology Survey to inform BREEAM produced by Thomson Ecology (undated); Energy Strategy produced by ARUP dated 05/12/2013; Heritage Statement produced by KM Heritage dated 01/12/2013; Planning Statement produced by Jones Lang LaSalle dated 17/12/2013; Statement of Consultation produced by UCLH (undated); Summary of Environmental Information produced by Jones Lang LaSalle dated Dec 2013; Transport Assessment by SKM; Basement Impact Assessment produced by Campbell Reith dated 04/12/2013; Daylight and sunlight report produced by Anstey Horne dated 04/12/2013; land Quality Statement produced by Campbell Reith dated 15/11/2013; Rosenheim Building Retention - Feasibility Study produced by Scott Tallon Walker Architects dated 10/12/2013; Structural Demolition report produced by Campbell Reith dated 04/12/2013; Water Environmental Impact Statement produced by Campbell Reith dated 15/11/2013; Covering Letter dated 2nd November 2017; Letter prepared by University College London Hospitals dated 13th June 2017.
Reason: For the avoidance of doubt and in the interest of proper planning.”

Accordingly, please find enclosed the following:

- Non-material amendment application form;
- Existing ground floor plan (Drawing Number- P4PBT-STW-AAB-GNDGA-A31-111071, Revision K) and;
- Proposed plan demonstrating new cycle parking layout (Drawing Number – P4PBT-MAA-AAB-GND-GA-A31-111071, Revision L).
- The relevant planning application fee, paid via the planning portal (Planning Portal Ref: PP-12843266)

In summary, it is therefore requested that the revised provision of cycle parking is amended from 134 to 136 spaces as shown on revised drawing number P4PBT-MAA-AAB-GND-GA-A31-111071, Revision L. The amendment refers to a change from 28 cycle spaces to 30 cycle spaces on the Huntley Street elevation. The remaining 106 spaces are stored via two tier racks covered by a canopy as shown on the proposed ground floor plan. There is no proposed change to these 106 spaces under this application.

Conclusions

The proposed amendment would allow for the provision of a total of 136 cycle parking spaces in a more secure arrangement, which will help to ensure both visitors and staff can safely park their bicycles. Given that there is a negligible change to the cycle parking provision, we consider the proposed changes to be non-material. In light of the above, we trust you agree that the proposed amendment is acceptable and can therefore be approved. I look forward to receiving written confirmation of this in due course.

Yours faithfully

Pippa Nisbet
Planning Director
BA (Hons) DipTP MRTPI