

Application ref: 2024/0922/P
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Lichfields
The Minster Building
21 Mincing Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Former Odeon site and Rosenheim Building
Site bounded partly by Grafton Way
Tottenham Court Road
Huntley Street and University Street
London
WC1E 6DB

Proposal: Non material amendment to cycle parking provision to increase the number of parking spaces from 134 to 136 and the erection of 8 bollards to Huntley Street to condition 2 of planning permission reference 2019/0464/P for "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".

Drawing Nos: Superseaded drawing: P4PBT-STW-AAB-GNDGA-A31-111071 Rev K,

Approved Drawing: P4PBT-STW-AAB-GNDGA-A31-111071 Rev L; P4PBT-MAA-ZZ-XX-DR-A-0202 Rev P1; P4PBT-MAA-ZZ-XX-DR-A-0201 Rev P1

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, Condition 2 of planning permission 2019/0464/P shall be replaced with the following condition:

REPLACEMENT 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 L, 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; P4PBT-MAA-ZZ-XX-DR-A-0202 Rev P1; P4PBT-MAA-ZZ-XX-DR-A-0201 Rev P1;

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.

Informative(s):

1 Reasons for granting consent.

Permission is sought for the following amendments to the previously approved scheme:

- Alteration to the provision of cycle parking spaces to the ground floor fronting Huntley Street increasing from 28 spaces to 30 spaces; and
- Provision of 8 bollards in front of the service access to the building.

As included within the supporting information, the existing cycle parking is split across the site and there are currently 28 cycle spaces on the ground floor fronting Huntley Street. These spaces have been compromised and the space has been used for rough sleepers. The application seeks to redesign the arrangement of the cycle stands, slightly increasing the provision and allow for 8 new bollards along this elevation.

It is accepted that there will be a visual change to the Huntley Street elevation at this level. The amendments to the cycle parking remove the angle of the existing cycle stands and include the additional bollards. However, in the overall consideration of the elevation and the scheme as a whole, the amendment is minor and would not visually harm the building nor the wider Conservation Area.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not increase the height of the approved building or increase its footprint; do not result in changes to external details that would materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; do not change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact on any neighbours or other statutory and non-statutory bodies. Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. No responses were received prior to determination and the site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme granted on 08/08/2019 under reference 2019/0464/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 08/08/2019 under reference number 2019/0464/P and is bound by all the conditions attached to that permission.

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 2023.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer

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