



London Healthy Urban Development Unit

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By email only to:
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Dear Christopher

2025/0407/P – Britannia Street Car Park, London, WC1X 9BP

The NHS has become aware of the receipt of this application from the London Planning Datahub and provides feedback on the health impacts of the development.

NHS London Healthy Urban Development Unit (HUDU) work with NHS North Central London Integrated Care Board (NCL ICB) which commissions and oversees NHS services for residents living in the London Borough of Camden. We also work with NHS Trusts responsible for delivering care in community, hospital, and mental health settings.

Planning permission is sought for Purpose Built Student Accommodation to provide occupancy for 121 people. HUDU has assessed the impacts of the proposed development on healthcare infrastructure capacity in the vicinity of the site.

The site falls within the catchment area of three GP practices within the Central Camden Primary Care Network (PCN) which serves this part of LB Camden:

- Bloomsbury Surgery (Central Camden PCN),
- Brunswick Medical Centre (Central Camden PCN), and
- Kings Cross Surgery (Central Camden PCN).

All these practices are constrained in terms of clinical infrastructure capacity to accommodate additional patients from new developments and consequential population growth.

HUDU has reviewed the applicant's Draft Student Management Plan (by Fresh dated December 2024), which names several universities for which the development would serve. HUDU has consulted these universities' websites and City University of London¹, University

¹ <https://studenthub.city.ac.uk/help-and-support/your-health> (accessed 11/02/2025).

of London², London Metropolitan University³, UCL⁴ and University of Arts London⁵ all advise their students to register with a GP in the area that they reside. Even where on-campus GP provision is provided in a few cases in London such as Kings College London, these GPs are commissioned by the NHS in the same way as any other.

HUDD have calculated the predicted population growth using the HUDD model, which has calculated clinical demand arising from this development. The infrastructure requirements to meet primary care infrastructure demand equate to a cost of **£30,800**. Such a contribution would meet the tests set out in the CIL Regulations. This would be used towards infrastructure enhancement and expansion within the Camden Central PCN to enable the PCN to accommodate the predicted population growth from this development.

Please let me know if you need any further information or wish to discuss this matter further.

Yours sincerely,

Sam Smith

Planning Manager

NHS London Healthy Urban Development Unit.

² <https://campuslife.london.ac.uk/story/40806680/nhs-mental-health-support> (accessed 11/02/2025).

³ <https://student.londonmet.ac.uk/life-at-london-met/student-services/counselling-service/health-and-emergency-contacts/> (accessed 11/02/2025).

⁴ <https://www.ucl.ac.uk/students/support-and-wellbeing-services/physical-health-support/registering-doctor-gp> (accessed 11/02/2025).

⁵ https://hallslife.arts.ac.uk/make-sure-to-register-at-your-gp_11861 (accessed 11/02/2025).