

Delegated Report		Analysis sheet		Expiry Date:		01/04/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil McDonald				2010/0831/P			
Application Address				Drawing Numbers			
Elizabeth Garrett Anderson Building Huntley Street London WC1E 6DH				A/UCLH4A/ 1559 Rev C; 3400 Rev AQ; Supporting product literature for two-tier bicycle rack. Site Investigation Report Issue 02 April 2008; Potential Ground Contamination Report November 2008; Extract of Stage D Report Issue1; Arup Geotechnical Interpretative Report Doc ref. REP/125424/G003 Rev 01 dated Sept 2009; Arup Memorandum dated 12 March 2010; Skanska letter dated 18th March 2010.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of cycle parking and ground investigation pursuant to Conditions 6 and 8 of permission dated 09/06/2009 (2008/5900/P) for the demolition of the existing hospital building (Class C2) and erection of a 6-storey building plus two levels of basement accommodation for clinical treatment, care and research facilities comprising a new UCLH Cancer Centre.							
Recommendation(s):		Granted					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No external consultations					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Former obstetrics hospital within UCLH ownership on the west side of Huntley Street. Site now cleared following planning permission for a new Cancer Centre and ground works under way. The site is not within any conservation area although the boundary of Bloomsbury CA extends to the centre line of Huntley Street from the opposite (i.e. east) side. Many of the surrounding buildings are also UCLH properties in medical related uses. Some of them are listed buildings.

Relevant History

Planning permission granted 09/06/2009 (ref 2008/5900/P) for demolition of the existing hospital building (Class C2) and erection of a 6-storey building plus two levels of basement accommodation for clinical treatment, care and research facilities comprising a new UCLH Cancer Centre. Accompanying S106 agreement covering matters of sustainability, energy, service management plan, construction management plan, demolition management plan, travel plan, local employment and construction, and contributions towards public open space and highway works.

This is the first submission of details application since the original grant of permission. Details remain outstanding in respect of conditions 2 (facing materials); 3 (sample panels of complete bays); 4 (detailed drawings of glazing, brize soleils, plant screening and balconies etc); 7 (biodiversity features) of planning permission 2008/5900/P granted on 09/06/2009 and require submission.

Relevant policies

Replacement Unitary Development Plan 2006

Policies T3 – Pedestrians and cycling; SD10B – Contaminated land and uses.

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

The current submission is to discharge conditions 6 (cycle parking) and 8 (ground investigation).

Condition 6

Before the development commences, details of parking for 70 cycles shall be submitted to and approved by the Council. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any part of the development, and permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The initially submitted plans in this respect showed a parking system for 70 cycle spaces as required, but the clearance between some of the spaces was too restrictive for all of these to work in practice. However given that the cycle stores themselves have already been approved as part of the original permission it would be unreasonable to require amendments which involve a significant change in floor layout. In order to maximise the spaces that are fully operable the applicant was requested to submit revised plans working within the approved confines to enable clearance space of minimum 2.5m in line with the Council's standards. The amended plans include provision for 60 two-tier cycle parking spaces which in the above context is considered acceptable.

Condition 8

No development shall take place until:

- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council;***
- b) The investigation has been carried out in accordance with the approved details and the results remediation measures (if necessary) have been submitted to and approved by the Council and***
- c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.***

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD10B of the London Borough of Camden Replacement Unitary Development Plan 2006.

The various reports submitted have been assessed by the Council's Environmental Health officers who are satisfied that the requirements of condition 8 have been met. The developer should be advised to contact the Environmental Health Team in the event of any previously unidentified contamination being encountered during the course of excavations.

Recommendation: That conditions 6 and 8 be discharged.

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