



# WALSINGHAM PLANNING

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**Our Ref: RC/kp/KN1701/14**

24 January 2014

London Borough of Camden  
Regeneration & Planning  
Development Management  
Town Hall  
Judd Street,  
London  
WC1H 8ND

Dear Sirs

**Planning Application 2013/8192/P. Proposed Redevelopment of the Odeon Site and Demolition of the Rosenheim Building to provide a Proton Beam Therapy Cancer Treatment Facility and Retail Unit, Grafton Way, London WC1E 6DB.**

I refer to the above planning application and wish to object to the above development on behalf of my clients, the Spirit Pub Company.

My clients, who own and operate the Jeremy Bentham Public House, which is located on the corner of Huntley Street and University Street, have a number of concerns about the proposed development which are identified below.

The Spirit Pub Company are also disappointed about the lack of communication with UCLH in connection with the development of the site, particularly in view of the proximity of their property to the redevelopment site and the impact that the development is likely to have, both during construction and in the future.

Relocation of the new Vacuum Insulated Evaporator

The relocation of the new Vacuum Insulated Evaporator (VIE) from within the existing site to a location immediately adjacent to the Jeremy Bentham PH is wholly unacceptable to our client. The new location will place the VIE adjacent to the habitable room windows of the pub Manager's flat on the second floor of the pub building. This is wholly unacceptable and cannot be agreed. Whilst the applicant has stated in their submission that they have consulted with BOC, Arup and Campbell Reith about the relocation of the VIE, the applicant has not consulted with Spirit Pub Company, the owners of the Jeremy Bentham and whose premises directly about the site of the relocated plant. The relocation of the VIE is wholly inappropriate, particularly having regard to the residential use of the second floor of the premises.

Location of Service Yard

The Architects Drawing No.1520 Rev L, contained in the application package shows the location of the proposed service yard for the new development, together with the service vehicle turning area which is located directly adjacent to the south western elevation of the Jeremy Bentham Pub. My clients have not been provided with any details concerning the frequency of use of this service yard, nor have they been given any information on the number

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or type of service deliveries that are envisaged for the development. The location of the proposed service delivery yard in close proximity to the Huntley Street service access for the pub has the potential to cause severe disruption for the brewery lorries when they load and unload on a regular basis. My client would like some assurances from the applicant that the regular brewery service deliveries to the pub will not be hampered by any service vehicles waiting on Huntley Street for access to the new development.

#### Acoustic Report

Whilst the Acoustic Report by Clarke Saunders Associates makes reference to the measurements of existing background noise and vibration which were undertaken in the area, no such measurements have been undertaken in the vicinity of the Jeremy Bentham PH, despite the existing residential use on the second floor of the building. The residential use of the building is a sensitive receiver, as are the flats in Paramount Court. Therefore the Acoustic Report should have taken measurements in the vicinity of the Jeremy Bentham to ensure that the new development takes into account the impact that the development will have on the living environment for the pub Manager. Spirit Pub Company would like assurances from UCLH that appropriate acoustic mitigation as necessary, will be undertaken on site and that the major cooling plant, air cooled chillers, and standby power plant will not have a detrimental impact on the residential amenity of the Public House.

#### Construction Noise and Disruption

Should planning permission be granted, the timescale shown in the application indicates that from the initial utility investigation works which are programmed to start in Q1 2014, the development will take 4 years to construct, with an end date of Q4 2018. This means 4 years of noise and disruption for the pub, which will certainly impact on trade and the attractiveness of the Jeremy Bentham PH as a venue, for both visitors and local residents. Much of the construction piling work will be noisy and the six month excavation period with, what has been identified in the Design & Access Statement as, 36 large tipper truck movements per day for 5.5 days per week, will have a significant detrimental impact on the business. Furthermore, the construction hours of work from 08.00hrs to 18.00 hrs (which does not allow for street cleaning) and the noise, dust and vibration from the construction will mean that customers will not be attracted to use the outside tables, which will also impact on the pubs trade, especially during the warmer months of the year.

#### Overlooking

The public house is currently occupied on the second and third floor by manager's accommodation, which includes a kitchen and bathroom on the third floor level. Both these rooms include a rooflight, which is currently not overlooked. However, my client has particular concerns that windows from the proposed new development will overlook the living accommodation of the pub and will therefore have a detrimental impact on the privacy of the occupants. The Spirit Pub Company therefore requires assurances from UCLH that there would be no direct overlooking from any parts of the new building and therefore no impact on the privacy of the manager's private accommodation.

#### Location of the Bed Lifts

The location of the bed lifts, which are proposed to be located directly adjacent to the north-west elevation of the pub is not considered to be appropriate for a building which contains residential accommodation at second floor level. Due to the use of the proposed new building for health purposes, it is likely that the bed lifts are going to be used at all times of the day and night, if not necessarily on a regular basis, then on frequent occasions, which is therefore likely to create noise or vibration, or both and will have an impact on the residential part of the pub.

#### Landscaping

The proposed hard landscaping of Huntley Street with York stone paving and the proposal of a pedestrian spine route along Huntley Street is welcomed and will improve the street scene in the local area. However, Spirit Pub Company would have appreciated a discussion with the Council, or the applicants about the proposals at an early stage, as such a scheme will have an impact on the pub and its use of the outside table and chairs.

Whilst my client appreciates the need for a new Cancer Treatment Centre and would not wish to oppose such a facility in its entirety, Section 7 of the Planning Statement entitled 'Consideration of the Issues' makes no mention of the impact that the new development will have on the Jeremy Bentham Public House, which is a serious omission. The Jeremy Bentham PH is a very attractive pub offering meals, together with a wide range of Real Ales and is a popular venue with both UCL staff and students in the local area. The Spirit Pub Company does not consider that sufficient consideration has been given to the impact that the proposed development will have on the business, or the residential accommodation within the building.

Whilst it is acknowledged that the proposed development has been the subject of a number of exhibitions and discussions with residents in the local neighbourhood, the applicant has failed to communicate with Spirit with regard to the proposals affecting the Jeremy Bentham PH. The Spirit Pub Company therefore opposes the development as it affects the public house and requests that UCLH discusses the opportunity with them for significant amendments to be undertaken to the proposed development, to ensure that the interests of their business is sufficiently protected.

Yours faithfully



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