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Your ref 2013/8192/P
Our ref UCLH Phase 4
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URGENT

12 May 2015

Dear Jennifer

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73 APPLICATION TO VARY CONDITIONS ATTACHED TO PLANNING
APPLICATION 2013/8192/P**

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

We write on behalf of our Client, University College London Hospitals (UCLH), to submit a Section 73 application to secure amendments to planning permission 2013/8192/P. The planning application fee of £195 has been paid via the planning portal (Ref: PP-04189531).

The description of development for application 2013/8192/P is as follows:

“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 sq m approximate GIA) in a 7 storey development above ground (34,596.5 sq m 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”.

The amendments sought as part of this application relate to a number of the pre-commencement conditions where information required prior to commencement on site cannot be supplied as requested. Subsequently this application seeks to revise the wording of these conditions and has been discussed in detail with the London Borough of Camden prior to this application.

The conditions this application relates to and the suggested revised wording is set out below.



Condition 5

“Prior to the commencement of development, other than site clearance, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.]”

It is proposed that the following wording of Condition 5, “Prior to commencement of development, other than site clearance” is amended to “Before commencement of relevant parts of works”.

Condition 8

“Prior to the commencement of development, other than site clearance, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.”

It is proposed that the following wording of Condition 8, “Prior to commencement of development, other than site clearance” is amended to “Prior to the laying of the first slab below ground”.

Condition 12

“Prior to the commencement of development, other than site clearance, plans and details of the supporting facilities for cyclists such as showers, toilets, lockers shall be submitted to and approved in writing by the council. The facilities shall be made available prior to occupation and maintained thereafter.”

It is proposed that the following wording of Condition 12, “Prior to commencement of development, other than site clearance” is amended to “Prior to the laying of the first slab below ground”.

Condition 15

“Prior to the commencement of development, other than site clearance, plans and scale 1:50 and supporting information detailing of the accessible features and facilities shall be submitted for approval by the Local Planning Authority in writing. This includes external features such as hard landscaping surface treatments including bollards and pedestrian entry doors The approved features and facilities shall be installed prior to occupation and maintained thereafter.”

It is proposed that the following wording of Condition 15, “Prior to commencement of development, other than site clearance” is amended to “Before commencement of relevant parts of works”.

Condition 22

“Prior to the commencement of development, other than site clearance, the detailed design on drawings scale 1:50 as well as supporting details of any ground floor air extraction vents and well as any other extraction vents located elsewhere including those relating the CHP as well as any associated filtering and/or attenuation devices, shall be submitted to and approved in writing by



the council. The details approved shall be installed prior to first occupation and maintained thereafter.”

It is proposed that the following wording of Condition 22, “Prior to commencement of development, other than site clearance” is amended to “Prior to the laying of the first slab below ground”.

Condition 25

“Prior to the commencement of development, other than site clearance, a scheme for noise mitigation for the external façade shall be submitted to and approved by the local planning authority in writing and the buildings shall not be occupied until completed fully in accordance with such scheme as will have been approved.”

It is proposed that the following wording of Condition 25, “Prior to commencement of development, other than site clearance” is amended to “Prior to laying of first slab above ground”.

Condition 26

“Prior to the commencement of development, other than site clearance, a scheme for vibration mitigation shall be submitted to and approved by the local planning authority in writing and the buildings shall not be occupied until completed fully in accordance with such scheme as will have been approved.”

It is proposed that the following wording of Condition 26, “Prior to commencement of development, other than site clearance” is amended to “Prior to laying of first slab above ground”.

Condition 33

“Prior to the commencement of development, other than site clearance, an acoustic report detailing the predicted impact of, and mitigation proposals for, the servicing area and the patient drop off area shall be submitted to and approved by the local planning authority. Any mitigation and attenuation proposals approved shall be installed prior to occupation and maintained for the lifetime of the development.”

It is proposed that the following wording of Condition 33, “Prior to commencement of development, other than site clearance” is amended to “Prior to laying of first slab below ground”.

Condition 34

“Prior to the commencement of development, other than site clearance, drawings and supporting information detailing the security measures for the site shall be submitted to and approved in writing by the council in conjunction with Metropolitan Police. The details agreed shall be installed prior to occupation and maintained thereafter.”

It is proposed that the following wording of Condition 34, “Prior to commencement of development, other than site clearance” is amended to “Prior to laying of first slab above ground”.



The proposed represent minor changes to the wording of the above conditions which have been agreed in principle with the London Borough of Camden prior to submission.

Should you have any queries in regards to the above please do not hesitate to contact Emily Cochrane at these offices on 0203 147 1632.

Yours faithfully,

Emily Cochrane
Planning Consultant
JLL