



Jones Lang LaSalle Ltd
30 Warwick Street London W1B 5NH
+44 (0)20 7493 4933

jll.co.uk

Michael Cassidy
Planning and Built Environment
Camden Council
5 Pancras Square
c/o Town Hall
Judd Street
WC1H 9JE

Our ref Ph4 Temp VIE
Direct line 020 7852 4583
pippa.nisbet@eu.jll.com

By Planning Portal PP- 04468059

3rd September 2015

Dear Michael,

Full planning application to seek retrospective permission for a temporary replacement Oxygen Storage (VIE) Enclosure in accordance with the redevelopment of the former Odeon Site and Rosenheim Building (ref. 2013/8192/P)

Land to the rear of the former Student Union building at 43-49 Huntley Street, London, WC1E 6DG.

This planning application is submitted on behalf of our client the University College London Hospitals (UCLH) NHS Trust, to seek retrospective planning permission for temporary oxygen supply equipment required in accordance with UCLH's Phase 4 development.

The following is included to support this application:

- Application forms, certificates and notices;
- Proposed and existing drawings;
- Planning Statement as per this letter;
- Traffic Management Plan;
- Noise Impact Assessment; and
- Application fee of £195 (paid via the planning portal Ref No PP-04468059)

The site

The site comprises a compound area to the rear of the former Student Union building on Huntley Street. The compound is accessed from Shropshire Place, which is situated between Huntley Street and Tottenham Court Road.

Planning History

The former Student Union Building and the immediate adjacent building to the north (former Royal Ear Hospital) gained a resolution to grant planning permission in June 2015 (application reference: 2015/1281/P). The site is to be redeveloped to provide a 6 storey + 3 basement level head and neck outpatient hospital (D1) following demolition of the existing buildings.





The Proposal

The equipment includes 3 x small vacuum insulated evaporator tanks and 3 x vaporisers. The equipment is contained within a compound area and fenced off. The equipment has been in situ operating since end of July 2015.

It is a temporary system to enable the existing VIE from the Phase 4 site (Odeon site and Rosenheim building) to be decommissioned and the new installed and tested. This switch over is essential to keep oxygen supply to the hospitals and has become more urgent as there have been recent power failures to the existing VIE.

Two of the VIE tanks are interconnected and work together, the other one is required as backup storage, in case of a fault or lowered oxygen levels. The three vaporisers turn liquid oxygen to gas. They feed the surrounding hospitals through a vast network of oxygen pipework.

This location has been selected as it is a secure compound under UCLH control and screened from general public view. Deliveries of liquid oxygen will be diverted from the existing VIE location via the route set out within the Traffic Management Plan. Deliveries will occur during normal working hours and the truck will reverse in to Shropshire Place and park within the UCLH compound.

All the necessary BOC requirements have been fulfilled from the Health and Safety perspective.

The equipment is required to remain on site until end of November 2015 after which it will need to be removed to make way for UCLH's Phase 5 redevelopment.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The statutory development plan relating to the site comprises:

- The London Plan 2015 (consolidated with alterations since 2015);
- Camden Core Strategy (CS, 2010);
- Camden Development Policies (DP, 2010); and
- The Fitzrovia Area Action Plan (2014).

LB Camden is under a legal duty to have regard to all material considerations. This includes national planning policy guidance, local Supplementary Planning Guidance documents (SPGs/ SPDs), and emerging policy documents.

The site is subject to the following designations on Camden's Policies Map:

- Central London Area;
- Bloomsbury Conservation Area;
- Fitzrovia Area Action Plan; and

-A site allocation as Medical Students Union.

The Key policies relating to this proposal are set out below.

The London Plan 2015 (consolidated with alterations since 2011)

Policy 3.17, section B states, "where local health services are being changed, the Mayor will expect to see replacement services operational before the facilities they replace are closed."

Section F requires Boroughs to promote the continued role and enhancement of London as a national and international centre of medical excellence and specialised facilities.

Camden Core Strategy, 2010

Policy CS14 requires development of the highest standard of design that respects local context and Character. It seeks preservation and enhancement of Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden Development Policies, 2010

Policy DP20 (Movement of goods and materials) aims to minimise the movement of goods and materials by road and Policy DP24 (Securing high quality design) requires all developments to be of the highest standard of design.

Policy DP25 (Conserving Camden's heritage) seeks to maintain the character of Camden's conservation areas. In achieving this the Council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas. The Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Policy DP28 (Noise and Vibration) states that the Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for development likely to generate noise pollution. The Council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed its noise thresholds.

The Fitzrovia Area Action Plan, 2014

The Fitzrovia Area Action Plan aims to deal with the impact of increased development pressure in the area.

Policy F1 advises that when considering development proposals within the boundary of the Fitzrovia Area Action Plan the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.



Planning Policy Analysis

In response to the above mentioned policies, the temporary equipment is required in accordance with essential changes to UCLH's facilities. The existing VIE equipment has had to be decommissioned in accordance with Phase 4 redevelopment and without the temporary equipment, oxygen cannot be supplied to the hospitals. This complies with policy 3.17 of the London Plan.

The proposals are of a functional design and the equipment is located behind the former Student Union building within a compound. This location ensures that it is not prominent to public views and that it does not have a detrimental impact on the Conservation Area. This is in compliance with policies DP24 and DP25.

A Noise Impact Assessment has been prepared by Clarke Saunders which confirms that noise emissions will comply with LB Camden's criteria.

It is therefore considered the application should be approved retrospectively for a temporary period until the new permanent VIE is completed. This is intended by end of November 2015. I look forward to receiving confirmation of receipt of the application. However, if you require any further information please do not hesitate to contact me using the number and email provided above.

Yours sincerely,

P.P. 

Pippa Nisbet
Associate Director – Planning and Development
JLL