

Mrs Pippa Nisbet  
Jones Lang LaSalle  
30 Warwick Street  
London  
W1B 5NH

Application Ref: **2015/2815/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

28 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

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

Proposal:

Details pursuant to part of Condition 29 (noise impact assessment prior to the relocation of the vacuum insulated evaporator only) of planning permission 2013/8192/P dated 17/12/2013 for redevelopment to provide a Proton Beam Therapy (PBT) cancer treatment facility, day surgery, inpatient medical facilities and retail unit.

Drawing Nos: Noise Impact Assessment by Clarke Saunders (dated 19 May 2015)

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Reasons for granting approval:

The application seeks to partially discharge Condition 29 of planning permission 2013/8192/P, dated 22/09/2014, for 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 (175sq m approximate GIA) in a 7 storey development above ground (34,596.5sq 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 condition requires an acoustic report to be submitted to and approved by the local planning authority prior to the relocation of the vacuum insulated evaporator detailing how the required noise criteria as outlined within condition 24 will be met.

A Noise Impact Assessment, prepared by Clarke Saunders Associates, has been submitted with the application which considers the noise impact of the Vacuum Insulated Evaporator (VIE) at its proposed new location. The Assessment concludes that the effect of this noise in the context of the existing condition is not deemed significant under impact assessment methods advised by the Institute of Environmental Management and Assessment.

The Council's Environmental Health Section have reviewed the details submitted and have confirmed that the requirements of the condition have been met.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

The details submitted are considered sufficient to partially satisfy the requirements of Condition 29 and would be in accordance with policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that Condition 29 also requires on commissioning the machinery and prior to the building being occupied a noise survey to be carried out to ascertain the above noise levels criteria from the machinery are being met. The Acoustic Report shall clearly contain map/plan showing all measurements locations, tabulated and graphically raw data, calculations /façade corrections /assumptions made, time date, etc.
- 3 You are advised that Conditions 3 (Materials), 5 (Landscaping), 7 (Tree protection), 8 (Waste storage), 12 (Supporting facilities for cyclists), 15 (Accessible features and facilities), 16 (Photovoltaic cells), 17 (Engineer), 18 (Green roof), 21 (Noise), 22 (Extraction vents), 23 (Odour abatement measures), 25 (Noise mitigation), 26 (Vibration mitigation), 28 (Acoustic report), 30 (Acoustic report), 32 (lighting), 33 (Acoustic report), 34 (Security measures), 37 (Piling) and 39 (Obscure glazing) of planning permission 2013/8192/P remain outstanding.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment