

Ms Emily Cochrane  
Jones Lang LaSalle  
30 Warwick Street  
London  
W1B 5NH

Application Ref: **2015/2771/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

18 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

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: Variation of conditions 5, 8, 12, 15, 22, 25, 26, 33 and 34 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:

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.5, 8, 12, 15, 22, 25, 26, 33 and 34 of planning permission 2013/8192/P granted on 22/09/2014 shall be replaced with the following conditions:

Director of Culture & Environment  
Ed Watson

2 REPLACEMENT CONDITION 5:

Before the relevant part of the development commences, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be 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].

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

3 REPLACEMENT CONDITION 8:

Prior to the laying of the first slab below ground level 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.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 of the London Borough of Camden Local Development Framework Development Policies.

4 REPLACEMENT CONDITION 12:

Prior to the laying of the first slab below ground level, 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.

Reason: To ensure the development provides adequate facilities for cycling in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

5 REPLACEMENT CONDITION 15:

Before the relevant part of the development commences, 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.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

6 REPLACEMENT CONDITION 22:

Prior to the laying of the first slab below ground level, the detailed design on drawings scale 1:50 as well as supporting details of any ground floor air extraction vents as 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of 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.

7 REPLACEMENT CONDITION 25:

Prior to the laying of the first slab above ground level, 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of 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.

8 REPLACEMENT CONDITION 26:

Prior to the laying of the first slab above ground level, 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of 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.

9 REPLACEMENT CONDITION 33:

Prior to the laying of the first slab below ground level, 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of 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.

10 REPLACEMENT CONDITION 34:

Prior to the laying of the slab at ground level, 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.

Reason: To ensure the safety of visitors and users in accordance with policy CS5, CS14 Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 YOU ARE ADVISED THAT THIS DECISION NOTICE MUST BE READ IN CONJUNCTION WITH THE PERMISSIONS ISSUED ON 22 SEPTEMBER 2014 FOR APPLICATION 2013/8192/P.
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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