

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

Application Ref: **2015/6818/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

5 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

Former Odeon site and Rosenheim Building
Site bounded partly by Grafton Way
TCR
Huntley Street and University Street
London
WC1E 6DB

Proposal: Amendment to planning permission granted under reference 2013/8192/P dated 22/09/14 (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) to include the installation of a flue at roof level to the oxygen tank (VIE).

Drawing Nos: Drawing Nos: Additional

180140; 180141; 180142; 180143 and 180144.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 This would involve replacing Condition 2 of the planning permission granted on 22/09/2014 under reference number 2013/8192/P with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: A/UCLH4: 1516-M; 1517-M; 1818-M; 1519-N; 1520-P; 1521-N; 1522-N; 1523-N; 1524-N; 1525-N; 1526-M; 1527-M; 1531-F; 1532-N; 1533-N; 1534-C; 1540-N; 1541-N; 1550-D; 1551-H; 1554-H; 1555-G; 1556-F; 1557-F; 1558-G; 1560-F; 1561-D; 1577-C; 1581-C; SK243-A; SK0250-D; SK0251; VN50118.09-ECC-DG-0003; 180140; 180141; 180142; 180143 and 180144.

Reason: For the avoidance of doubt and in the interest of proper planning.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informatives:

- 1 Condition 2 of the planning permission granted on 22/09/2014 under reference number 2013/8192/P outlines the approved drawings that the development permitted should be carried out in accordance with.

This application seeks to install a flue at roof level of the VIE that was previously not included within the approved planning application. The proposed flue would be set back within the VIE enclosure projecting from the roof of the enclosure by 2.36 metres. Given the intended set back, being screened by the Jeremy Bentham pub to the north east, and Paramount Court to the south west of the VIE, the flue would not be readily visible from street level. Furthermore, the flue would not block or compromise any existing or proposed windows in the vicinity of the VIE.

The amendments proposed do not alter the development significantly from what was described within planning permission 2013/8192/P and do not conflict with any conditions of the permission. Furthermore, the amendments do not change the use nor do they introduce a new use within the development. The proposed buildings overall height would not increase as a result of these proposed amendments. The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed would not increase the impact of the development on neighbouring occupiers by way of overlooking, loss of light, sense of enclosure or noise.

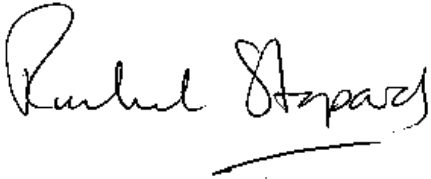
The sites planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 22/09/2014 under reference number 2013/8192/P. In the context of

the permitted scheme, it is considered that the proposed amendments are minor and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 22/09/2014 under reference number 2013/8192/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities

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