

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

Application Ref: **2016/2752/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

7 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 2013/8192/P (redevelopment 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 in a 7 storey development above ground) dated 22/09/14 to include 2 lift shaft over-runs and 3 flues.

Drawing Nos: Drawing Nos: Replacement

156000 B, 156001 Rev A, 156131 Rev A, 156141 Rev A, 156201 Rev A, 156202 Rev A,
156300 Rev A, 156301 Rev A, 156302 Rev A and 156303 Rev A.

Drawings: Superseded

1526-M, 1527-M, 1532-N, 1533-N, 1534-C, 1540-N and 1541-N.



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

Condition(s) and Reason(s):

- 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; 1531-F; 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; 180144; 156000 B, 156001 Rev A, 156131 Rev A, 156141 Rev A, 156201 Rev A, 156202 Rev A, 156300 Rev A, 156301 Rev A, 156302 Rev A and 156303 Rev A.

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.

Informative(s):

- 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 include 2 lift shaft over-runs and 3 flues on the approved building. Given the intended setbacks from Grafton Way and Huntley Street, being screened by the Jeremy Bentham pub to the north east, Paramount Court to the south west and Maple House to the west, the proposed lift shaft overruns and flues would not be readily visible from street level. Furthermore, they would not block or compromise any existing or proposed windows in the vicinity of the site and would have no adverse impact on existing protected views.

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.

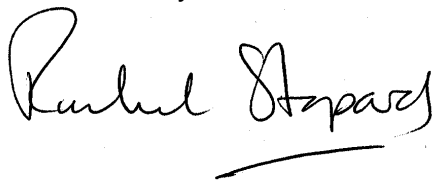
The sites planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved

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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