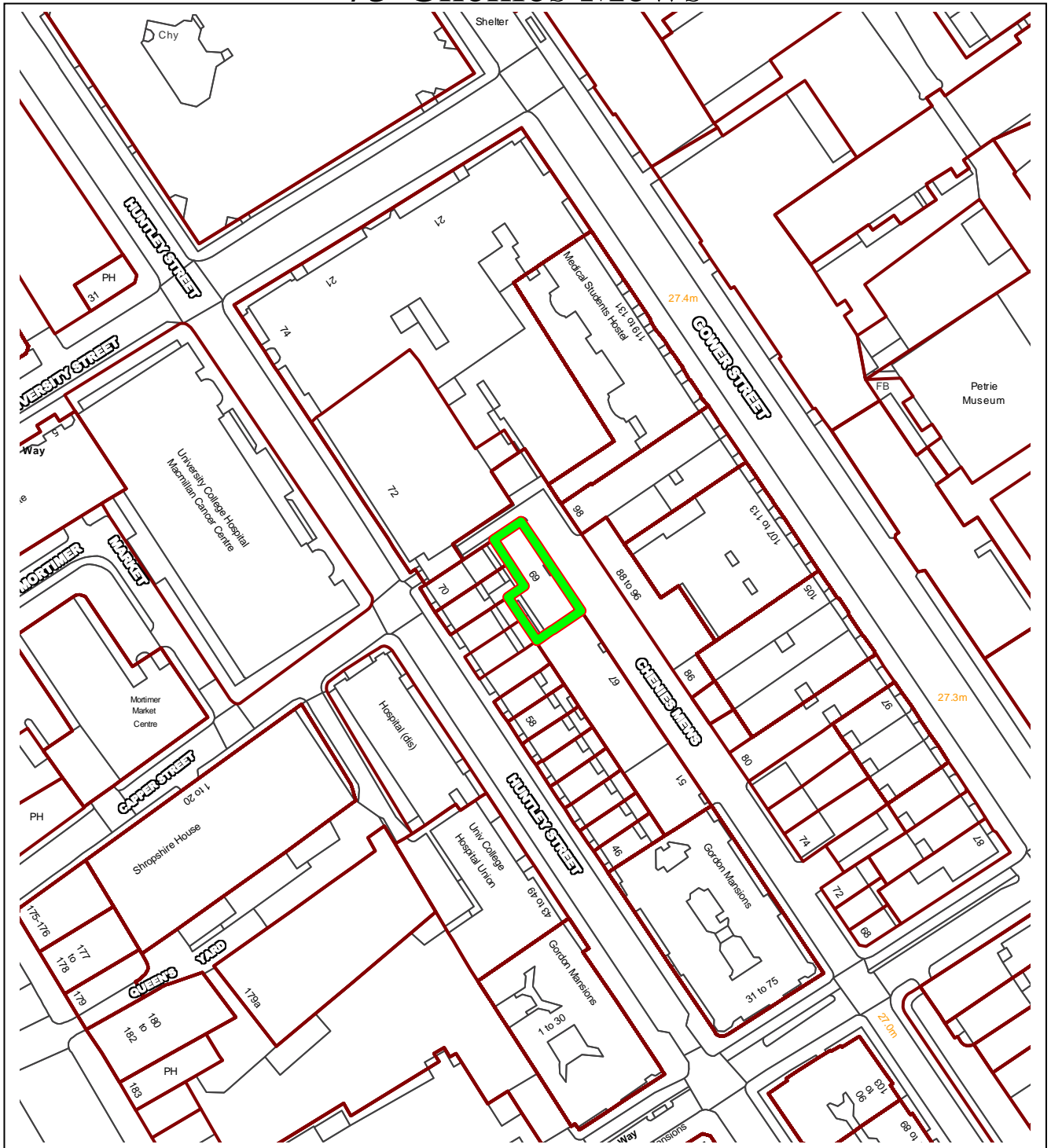


2016/3701/P - Institute of Hepatology, 69-75 Chenies Mews



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Delegated Report		Analysis sheet	Expiry Date:	16/09/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	25/01/2017
Officer			Application Number(s)	
Robert Lester			2016/3701/P	
Application Address			Drawing Numbers	
Institute of Hepatology 69-75 Chenies Mews London WC1E 6HX			CM_PXTG_SEC P2, 22_00 C4, 22_01 C1, 22_02 C1, 22_03 C1, 77_00 C3, CM_P_00_RF P3, CM_P_E_01 P3, CM_P_E_02 P3, CM_P_S_01 P4, CM_P_S_02 P4, CM_P_E_03 P4, Design & Access Statement, Existing Floorplans (No refs), Daylight & Sunlight Assessment, Environmental Noise Assessment Rev 2, Transport Survey, Transport Statement, Site Location Plan, Site Logistics Plan, Pre-construction Information, Traffic Management Plan, Details of Plant Operation, Statement of Public Benefits, Proposed Aerial View CGI, Proposed Chenies Mews View CGI, Proposed Roof Plant Views & Elevations CGIs, Plant Insulation Details	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use from research and office use (Use Class B1) to mixed use medical and office use (sui-generis) to provide MRI clinic and associated consultation rooms and offices together with new rooftop plant and associated screening, alterations to ground floor rear extension and cycle storage.				
Recommendation(s):	Grant Planning Permission Subject to a Section 106 Legal Agreement			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	113	No. of responses	3	No. of objections	3
			No. Electronic	3		
Summary of consultation responses:	<p>First Consultation: Site notice placed at the site between the 27/07/2016 – 17/08/2016, advert placed in the local press between the 28/07/2016 – 18/08/2016 and 113 neighbouring properties consulted by letter.</p> <p>Second Consultation: Site notice placed at the site between the 04/01/2017– 25/01/2017, advert placed in the local press between the 15/12/2016 – 05/01/2017 and 113 neighbouring properties consulted by letter.</p> <p>3 responses were received with the following comments/points of objection:</p> <ol style="list-style-type: none"> 1. Traffic/ servicing management measures will be required including restriction on deliveries before 7.30am (servicing should be restricted to 8am – 6pm). <p><i>Case Officer Response: Please refer to section 5 of this report</i></p> <ol style="list-style-type: none"> 2. This mews location is not safe for pedestrians due to service vehicle movements <p><i>Case Officer Response: Please refer to section 5 of this report</i></p> <ol style="list-style-type: none"> 3. Vehicles accessing the site will experience delays due to congestion at the Huntley Street access point. <p><i>Case Officer Response: Please refer to section 5 of this report</i></p> <ol style="list-style-type: none"> 4. Noise and disturbance from proposed plant and equipment including the cumulative impact with existing medical and educational uses in the area. There should be a requirement for post completion noise testing. <p><i>Case Officer Response: Please refer to section 4 of this report</i></p>					
CAAC/Local groups* comments:	<p><u>Gordon Mansions Residents Association</u></p> <p>Objections/comments:</p> <ol style="list-style-type: none"> 1. Deliveries and servicing. Residents in the area are affected by noise from existing servicing movements. The mews is one way north to south, however due to the narrowness of the northern Huntley Street access many vehicles reverse into the mews from Torrington Place which causes noise disturbance. Deliveries, servicing and refuse collection hours should be restricted to 8am – 8pm Mon – Fri, not before 10am Sat, not before 12 Midday Sun & Bank Holidays. 					

Case Officer Response: Please refer to section 5 of this report.

2. Details of the proposed visitor numbers and hours of operation to the clinic should be provided.

Case Officer Response: Please refer to section 5 of this report

3. Chenies Mews has limited capacity. The potential increase in vehicle traffic related to patients arriving and leaving. The recent nearby Cancer Centre in Huntley Street has resulted in problems of daytime parking capacity due to the number of patients arriving by car (particularly blue badge holders) and patient transport ambulances. The new UCLH Neck & Dental Hospital in Huntley Street (due 2018) will make this worse.

Case Officer Response: Please refer to section 5 of this report

Chenies Mews Residents Group

Objections/comments:

1. Objection to change of use: The proposed MRI clinic use is unsuitable for this residential area due to the required rooftop plant and equipment which would generate noise and disturbance and reduce light. The existing office use was more suitable for the area.

Case Officer Response: Please refer to section 4 of this report

2. Noise impact: Residents have been affected by noise from the demolition of the Students Union and the Royal Ear Hospital in Huntley Street. The high background noise level in the noise report is due to this, whereas the area had been relatively quiet before. The proposed 24 hour plant and equipment will blight the quality of life for residents. The mews residents are concerned that no measurements were taken to assess the impact on houses and flats in the mews. Noise will have been redirected into the mews to protect the adjacent dwellings on Huntley Street. The reduction of the rooftop plant screen will result in a greater noise impact in the area.

Case Officer Response: Please refer to section 4 of this report

3. Disability access: Access to the building for pedestrians, wheelchair users and patients with mobility issues has not been addressed. A vulnerable patient was recently knocked over in Chenies Mews therefore pedestrian access needs to be carefully considered.

Case Officer Response: Please refer to section 5 of this report

4. Planning conditions: Air Conditioning Noise: No servicing of the plant outside the hours of 7am-6pm Mon – Fri 10am-1pm Sat and not at all on Sun & Public Holidays. Plant to be regularly service and the noise levels should be checked regularly.

	<p>Case Officer Response: Please refer to section 4 of this report</p> <p>5. Planning conditions: Transport Statement: No delivery or waste collections before 7am or after 6pm Mon – Fri, 10am-1pm Sat & Sun and not at all on Sun & Public Holidays. Waste collection contractors to be shared with other stakeholders. No parking of patient transport (ambulances or taxis). No idling engines.</p> <p>Case Officer Response: Please refer to section 5 of this report</p> <p>6. Opening hours to be 8am – 6pm Mon to Fri.</p> <p>Case Officer Response: Please refer to section 4-5 of this report</p>
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Site Description

The site is located on the north western corner of Chenies Mews and contains a vacant 4 storey building, which was previously used for medical research use (B1 use class). The building was constructed in 1996 as a University College Hospital Charity (UCLH) research facility known as the Institute of Hepatology.

The surrounding area is characterised by a variety of land uses including office, medical, education and residential uses. The site has a pedestrian access off Huntley Street and Torrington place and a one way vehicular access off Huntley Street. The site is located within the Bloomsbury Conservation Area and the adjacent late 18th Century terrace to the rear at 48-70 Huntley Street is Grade II Listed.

The building is constructed from yellow brick with grey metal cladding with vent louvres at third floor level and grey aluminium framed windows. The building has a steeply pitched catslide roof to the rear which extends down to first floor level. The building has a narrow rear yard which backs onto the rear of properties on Huntley Street.

The site falls within Central London Area and is also within the Central Activities Zone (CAZ). The site has an excellent public transport accessibility level of 6b.

Relevant History

9500393 - The redevelopment of the site by the erection of a basement ground and three storey building for medical research purposes - Refused -20/07/1995

9501390 - The redevelopment of the site by the erection of a basement ground and two storey building for medical research purposes – Granted - 21/09/1995

9560052 - The demolition of the buildings - Refused - 20/07/1995

9560169 - The demolition of the buildings - Granted - 21/09/1995

P9600005 - Approval of details of elevations and proposed roof plant - Withdrawn - 09/04/1996

P9600005R1 - Approval of details of elevations and proposed roof plant - Granted - 09/05/1996.

PS9804616 - The erection of single storey rear extension to provide a staff common room/seminar room – Refused 22/10/1998

PS9904537 - Erection of a single storey rear extension - Granted - 16/08/1999.

PSX0204668 - The erection of an additional storey and relocation of part of existing mechanical plant to the new roof – Granted - 04/03/2003.

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

LDF Core Strategy and Development Policies

Core Strategy

- CS1 Distribution of growth
- CS3 Other highly accessible areas
- CS5 Managing the impact of growth and development
- CS9 Achieving a successful Central London
- CS10 Supporting community facilities and services.
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS16 Improving Camden's health and well-being.
- CS17 Making Camden a safer place
- CS18 Dealing with our waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy

Development Policies

- DP15 Community and leisure uses.
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP20 Movement of goods and materials
- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and Vibration
- DP29 Improving access
- DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance (2011)

- CPG1 (Design)
- CPG3 (Sustainability)
- CPG6 (Amenity)
- CPG7 (Transport)
- CPG8 (Planning obligations)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1 Proposal

1.1 The proposed development is for the change of use of this building from the existing research and office use (Use Class B1) to a mixed use medical and office use (sui - generis) to provide an MRI clinic and associated consultation rooms and offices together with new rooftop plant and associated screening, alterations to ground floor rear extension and cycle storage.

2 Principle of Development

2.1 The existing building on the site was operated as educational medical research facility by UCLH. This building, known as the Institute of Hepatology, was constructed in 1996 and specialised in liver research. The existing use is therefore classified as a research use with ancillary offices (B1 use class). This was a highly specialised use operated as a part of the UCLH campus containing research laboratories and ancillary office space.

2.2 The development proposes the change of use of this building from its existing research and office use to a mixed medical and office use (sui-generis) to provide an MRI clinic, associated consultation rooms and offices.

2.3 The applicant has stated that the proposal will replace an existing facility at Westmoreland Street in Marylebone (City of Westminster) and that UCLH need additional MRI scanning and research resources in close proximity to other UCLH buildings and research staff. The facility will undertake specialist cardiac, neuro and body scanning procedures for a variety of medical and research purposes and will collaborate with the adjacent UCLH facilities in important medical research.

2.4 The site is located in a highly accessible location within Central London and is close to existing medical and educational facilities on the UCLH site. The development would therefore be in accordance with Camden Core Strategy Policy CS9 (Achieving a successful Central London) which seeks to support the concentration of medical, educational, cultural and research institutions within central London, Policy CS10 (Supporting community facilities and services) which states that the Council will ensure that community facilities are provided to support Camden's growing population and Policy DP15 (Community and leisure uses) which states that new community and leisure uses must be close or accessible to the community they serve; accessible by a range of transport modes; located in the Central London Area and provided in buildings which are flexible.

2.5 Overall, the development would provide an important medical facility in an accessible Central London location close to existing medical and educational uses. The proposed change of use is therefore supported in principle. The former use of the site was for specialised medical research, whilst the proposed use would provide a medical clinic and research facility. It is therefore not considered that this development would result in the loss of an existing employment premises

3 Design and Heritage Impact

3.1 The operational development associated with the change of use comprises the installation of roof plant and equipment and associated ducting/screening and alterations to the existing rear extension at ground floor level.

3.2 The site is located within the Bloomsbury Conservation Area and is adjacent to the Grade II Listed Terrace at 48-70 Huntley Street.

3.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local authorities pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and preserving the setting of listed buildings.

- 3.4 Camden Policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) require development to have a high standard of design which respects the character, setting, form and scale of the existing building and area and preserves or enhances the character of the conservation area.
- 3.5 The National Planning Policy Framework (NPPF) requires Local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.
- 3.6 The Bloomsbury Conservation Area Appraisal describes Chenies Mews as a north-south route, retaining some cobbled surfacing enclosed by 2, 3 and 4 storey buildings including warehouse properties and some late 20th century developments and containing some laboratory uses connected to University College Hospital. The building on the site is not identified as making a positive contribution in the conservation area.
- 3.7 In terms of the character of the surrounding area. The adjacent buildings at no's 51-67 Chenies Mews on the western side of Chenies Mews are 3-4 storey late 20th century buildings in medical or research use. Gordon Mansions in the south western corner of Chenies Mews, at the junction with Torrington Place, is a landmark early 20th century 8 storey mansion block constructed in red brick, terracotta and stone with projecting bays steep roof pitches, gables and turrets. The buildings directly opposite on the eastern side of Chenies Mews (no's 88-98) are 4 storey warehouse buildings constructed from brick with Crittal windows. The south eastern section of Chenies Mews contains 2-3 storey terraced dwellings. The UCLH Cancer Institute at 72 Huntley Street to the north of the site is a glazed 6 storey building with a deep footprint, which sets the backdrop to the site. To the west, the adjacent late 18th Century terrace at 48-70 Huntley Street is Grade II Listed.

Roof Plant and Screening

- 3.8 The existing building is a 4 storey building with a flat roof set behind a low metal clad parapet and a steeply pitched catslide roof to the rear. The development proposes the installation of roof plant and associated ducting and screening for the proposed MRI clinic.
- 3.9 The proposed plant layout includes 3 chiller units sited in a row in the rear (north western) part of the roof, 4 air conditioning (VRF) units sited in a row in the rear (south western) part of the roof, 2 air handling units (AHU) located in the front (north eastern) and front (south eastern) parts of the roof respectively, 2 helium quench pipes for the MRI units located in the rear (north western) and rear (south western) parts of the roof, an acoustic screen extending around the northern part of the roof with vent louvres in the north eastern corner and associated mid and high level ducting connecting the northern and southern plant areas with safety handrails around the remainder of the roof.
- 3.10 In terms of the size of the proposed plant and equipment. The proposed chillier units would measure 2.2 m length (L), 0.9 m width (W) and 2 m height (H); the VRF units would measure 1.2 m (L) x 0.8 m (W) x 1.7 m (H); the southern AHU unit would measure 4.4 m (L) x 1.4 m (W) x 2.1 m (H); the northern AHU unit would measure 3.2 m (L) x 1.4 m (W) x 0.93 m (H). The roof plant would also be sited on a new roof capping deck which would be approx. 0.7 m above existing parapet level. The proposed helium quench pipes would extend to a height of 5m above existing roof level. The proposed rectangular ducting would run horizontally within the roof plant enclosure, connecting the plant in the central and northern sections of the roof and with a maximum height of 5.2 m above roof level. The proposed acoustic screening in the northern section of the roof would

extend to 3.3 m in height and the safety railings would be 1.3 m in height.

- 3.11 The development therefore proposes a substantial amount of plant and equipment on this building to support the proposed MRI clinic. The adjacent building to the south at number 67 Chenies Mews has an existing roof plant enclosure at roof level which was approved in 2003. The height and scale of the majority of the proposed plant and equipment including the chiller units, VRF units, AHU's and associated screening would be commensurate with this adjacent building. However, the proposed ducting and quench pipes would extend higher than the roof plant this adjacent building. The adjacent building is also wider and its roof plant enclosure is set in from the sides of the roof, whereas the smaller scale of the building on the site results in a more compact plant layout. The higher glazed 6-storey building at 72 Huntley Street also sets a higher scale backdrop to the proposed plant and equipment. The proposed plant would all be grey powder coated to match the existing roof colour and the screening would be glazed also to match the existing roof colour. The close siting of the adjacent terrace to the rear at 48-70 Huntley Street and the adjacent 6 storey building at 72 Huntley Street means that the main visual impact would be from Chenies Mews. However, the development would be visible from private views from the rear of properties on Huntley Street.
- 3.12 Officers are satisfied that the developer has fully considered the proposed plant and that it is necessary for the proper function of the proposed use and that it is not able to be relocated or orientated to be less obtrusive. In this regard the plant could be set to be the optimal use for the space for the viable proposed use. Nevertheless proposed plant is considerable and would have an impact on the appearance of the building and thus the character and appearance of the mews and conservation as a whole with particular regard to the impact from the front elevation along Chenies Mews. It is acknowledged that the existing adjoining contemporary buildings on the mews already have large plant structures on the roof and that the appearance of the mews is already affected to some degree in this regard. As such it is considered that the proposed works would cause less than substantial harm to the character and appearance of the conservation area.
- 3.13 The plant would also be highly visible from the building directly to the rear of the site on Huntley Street which are Grade II Listed buildings. The visual impact would result from increasing the height of the roof and changing the profile of the existing continuous roof slope which would clutter the skyline. However, this terrace is already in a highly developed urban setting, therefore it is considered that the development would also result in less than substantial harm to the setting of these listed buildings.
- 3.14 Overall, it is considered that the scheme will cause some harm to the character of the conservation area and the setting of the adjacent listed building, but that this harm will be 'less than substantial'. The NPPF test as set out in paragraph 134 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.
- 3.15 The applicant has submitted a statement of the public benefits of this development. This states that that the proposal will replace an existing facility at Westmoreland Street in Marylebone (City of Westminster) and that UCLH needs additional MRI scanning and research resources in close proximity to other UCLH buildings and research staff. The facility will undertake specialist cardiac, neuro and body scanning procedures for a variety of medical and research purposes and will collaborate with the adjacent UCLH facilities in important medical research. It is therefore considered that the public benefits of the scheme would weight against the less than substantial harm which would be caused to the conservation area and setting of the adjacent listed buildings. On balance, the proposed development is therefore supported.

Rear Extension

3.16 The proposed single storey rear extension would be centrally positioned on the rear elevation with a depth of 0.7 m, width of 4.5 m, height of 2.7 m to eaves level and 3.8 m to pitch level with a mono-pitched roof. The extension would be constructed from matching brick with a slate roof. This extension would be a small subordinate addition to the subject building with a design and materials which would harmonise with the character and appearance of the subject building. This extension would have no impact on the character of the conservation area and only a very minor impact on the setting of the adjacent Grade II Listed terrace on Huntley Street.

4 **Amenity Impact**

4.1 Policy DP26 (Managing the impact of development on occupiers and neighbours) states that development should protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of privacy and overlooking, overshadowing and outlook, sunlight and daylight, noise and vibration, odour, fumes and dust and microclimate.

4.2 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. Development that exceeds Camden's Noise and Vibration Thresholds will not be permitted. The Council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed our noise thresholds. The Council will seek to minimise the impact on local amenity from the demolition and construction phases of development. Where these phases are likely to cause harm, conditions and planning obligations may be used to minimise the impact.

4.3 Policy DP28 requires that the plant noise at the nearest noise sensitive facade should be at least 5 decibels below the existing background noise level.

Noise Impact

4.4 The new plant and equipment is required in association with the proposed MRI clinic. The surrounding area is characterised by a variety of land uses including office, medical, education and residential uses. The nearest residential property at 12.5 m distance is immediately to the rear of 69-75 Chenies Mews at 64 & 66 Huntley Street. There are also other residential properties further away at 46-62 and 68-70 Huntley Street, 86 Chenies Mews and Gordon Mansions.

4.5 The application has been submitted with a noise survey which assesses the impact of the proposed plant and machinery on the nearest noise sensitive receptor (64 & 66 Huntley Street). The existing site is affected by existing noise from road traffic and existing plant and equipment resulting in an existing night-time background noise level of 48 dB. The predicted total noise level of all the plant operating at the same time measured at the noise sensitive receptor is 56dB. Noise mitigation is required as the predicted noise level is 14dB above the Council's required noise level of 5dB below background levels. The proposed mitigation includes VRF units operating at 85% load, screening the heat pump 1.8m to the residential side and 1.5 m to the commercial side, installation of an Emerson Sound Shell and screening at 1.8m to the residential side and 1.5 m to the commercial side for the chiller units, insulation for ductwork and the installation of silencers. The noise survey also indicates that the VRF units would operate at a lower load during the night time and the helium quench pipes would only operate in an emergency.

4.6 Overall, with the mitigation in place the predicted noise impact from the proposed plant and equipment would be at least 5 decibels below the existing background noise level in accordance with policy DP2.

Daylight and Sunlight Impact

- 4.7 The application has been submitted with a technical daylight and sunlight report, in accordance with Building Research Establishment (BRE) criteria, which assesses the impact of the development on residential properties to the rear on Huntley Street. This report concludes that all but one of the windows assessed would fully comply with the BRE requirements.
- 4.8 The only window that fails to comply with the BRE target values is the ground window in 62 Huntley Street, which is situated under a bay window which hinders the windows ability to see visible sky. The window currently receives very low levels of sky visibility and the BRE states that in this situation, it is appropriate to assess the impact to this window with the obstruction removed. This window would fully comply with BRE criteria with the obstruction removed.

5 Transport and Highways

- 5.1 Chenies Mews is an L shape road which operates a one way system with vehicles entering through a restricted height and width archway from Huntley Street and exiting into Torrington Place.
- 5.2 The main length of Chenies Mews splits into two sections. The southern section is residential and has a pedestrian footway on both sides and the northern section contains medical research and education facilities with no pedestrian footway. Permit Parking facilities are available on one side of the residential section with no parking facilities in the northern section.
- 5.3 The site has a PTAL score of 6b, the highest achievable, which indicates that it is highly accessible by public transport. The nearest station is Godge Street, located to the south of the site, whilst Euston, Euston Square and Warren Street stations are located to the north. Numerous bus services are available from Gower Street to the east, Tottenham Court Road to the west and Euston Road to the north.

Highway Impact / Parking

- 5.4 The developer has submitted a transport statement which states that the facility would have a maximum of 30-35 patients per day together with a mode of transport survey from a similar facility nearby. The survey shows that the majority of patients (85%) would use public transport to travel to the site and no patients would arrive by ambulance. The survey shows that a small percentage would park in local car parks (7.5%) and a small number of patients would park on local streets (5%) or arrive by taxi (2.5%). All staff would travel to work on public transport.
- 5.5 The development would not provide any new off-street car parking facilities. The site is also located within controlled parking zone CA-E with restricted parking between Mon-Sat 08.30-18.30. This CPZ also has additional controls which manage parking by blue badge holders (disabled patients) referred to as the Green Badge Zone. The opening hours of the facility would be Mon – Fri 08:00 – 18:00.
- 5.6 Taking into account the small scale of the facility, the restricted opening hours and the high level of public transport use, it is considered that the proposal would have a limited highway impact. However, the development would increase trips to the site compared to the existing facility which was a medical research facility only and due to these transport concerns additional mitigation measures are required including a travel plan, car free agreement and restrictions on the opening and servicing hours.
- 5.7 The Travel Plan is required in order to manage and reduce car use and promoting and increasing cycling, walking, and the use of public transport. The Travel Plan will address travel by staff and

patients and will include a communication strategy detailing how sustainable transport will be promoted to staff and patients; provision of public transport information for all staff and patients, including leaflets and maps, internet; public transport promotion and initiatives, cycle prioritisation and provision of secure facilities for cyclists; encouragement of walking and provision of information on the best routes to and from facility.

5.8 The development would also be a car free development in accordance with policy DP18. The Council would therefore not issue on-street parking permits to ensure that staff and patients are not entitled to on street parking permits.

5.9 The development also proposes cycle parking facilities for staff and patients to the rear which would be accessed through the building. Details of the number and type of cycle parking facility would be required by planning condition.

Servicing / Deliveries

5.10 The proposed delivery / servicing movements to the proposed MRI clinic would be a maximum of 2 vehicle deliveries and 7 bicycle courier deliveries per day. This is a low level of delivery / service movements and would not be expected to have a significant highway impact in the area. A planning condition would be added to restrict delivery, servicing and refuse collection hours to Mondays to Saturdays 09:00 - 18:00 and not at all on Sundays and Bank or Public Holidays.

5.11 Overall, it is considered that this small MRI clinic would have a limited impact on the local transport network and would promote sustainable travel in accordance with policies CS11 and DP16 -18.

Construction Impacts

5.12 In accordance with policies DP20 and DP21 the application would be subject to a Construction Management Plan (CMP) in order to minimise the impacts of the construction process on the local highway network and local amenity. The developer would also make financial contributions towards the Council's monitoring and implementation of the CMP and to cover the repair of any damage to the highway caused by the development.

6 Sustainability

6.1 In accordance with policies CS14 and DP22 the Council expect new development to minimise the effects of, and adapt to, climate change and meet the highest feasible environmental standards by incorporating sustainable design and construction measures, minimising carbon emissions from the redevelopment, construction and occupation of buildings and ensuring developments use less energy.

6.2 This development would be subject to an energy efficiency, sustainability and renewable energy plan which would be secured by s.106 agreement and would ensure that the development provides the necessary sustainable design and construction and renewable energy measures in accordance with policies CS14 and DP22.

7 Economic Development

7.1 The development would assist with employment and training opportunities including supporting local employment, local construction jobs and work experience placements, local procurement in accordance with policies CS8, DP13 and CPG8.

8 Conclusion

- 8.1 The development would provide an important medical facility in an accessible Central London location close to existing medical and educational uses. The proposed change of use is therefore supported in principle.
- 8.2 It is acknowledged that the operational development would cause some harm to the character of the conservation area and the setting of the adjacent listed building, but that this harm will be 'less than substantial'. However, the public benefits of the scheme would weigh against this harm and on balance, the development is therefore supported in accordance with paragraph 134 of the NPPF.
- 8.3 With appropriate noise mitigation measures in place the predicted noise impact from the proposed plant and equipment would be at least 5 decibels below the existing background noise level and would not harm the amenity of nearby residents.
- 8.4 The proposed clinic would be a small facility and the majority of patients would use public transport to access the site, therefore the proposal would have a limited highway impact. However, the development would increase trips to the site compared to the existing facility therefore mitigation measures are required including a travel plan, car free agreement, restrictions on the opening and servicing hours and a construction management plan.
- 8.5 This development would provide sustainable design and construction, renewable energy and economic development measures as required by Council policy.
- 8.6 Overall, it is recommended on balance that planning permission be granted subject to an s.106 legal agreement with the following principle clauses.
 1. Construction Management Plan (CMP) – with monitoring contribution of £3,240).
 2. Highway Works Contribution (standard for repairs).
 3. Travel Plan (TP)
 4. Car Free.
 5. Construction Industry Training Board (CITB)
 6. Construction Work Experience Placements.
 7. Local Procurement Code.
 8. Post Completion Local Employment.
 9. Energy Efficiency Plan.
 10. Renewable Energy Plan.
 11. Sustainability Plan.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Llewelyn Davies
3-5 Rathbone Place
London
W1T 1HJ

Application Ref: **2016/3701/P**

09 February 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

Institute of Hepatology
69-75 Chenies Mews
London
WC1E 6HX

Proposal:

DECISION
Change of use from research and office use (Use Class B1) to mixed use medical and office use (sui-generis) to provide MRI clinic and associated consultation rooms and offices together with new rooftop plant and associated screening, alterations to ground floor rear extension and cycle storage.

Drawing Nos: CM_PXTG_SEC P2, 22_00 C4, 22_01 C1, 22_02 C1, 22_03 C1, 77_00 C3, CM_P_00_RF P3, CM_P_E_01 P3, CM_P_E_02 P3, CM_P_S_01 P4, CM_P_S_02 P4, CM_P_E_03 P4, Design & Access Statement, Existing Floorplans (No refs), Daylight & Sunlight Assessment, Environmental Noise Assessment Rev 2, Transport Survey, Transport Statement, Site Location Plan, Site Logistics Plan, Pre-construction Information, Traffic Management Plan, Details of Plant Operation, Statement of Public Benefits, Proposed Aerial View CGI, Proposed Chenies Mews View CGI, Proposed Roof Plant Views & Elevations CGIs, Plant Insulation Details

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: CM_PXTG_SEC P2, 22_00 C4, 22_01 C1, 22_02 C1, 22_03 C1, 77_00 C3, CM_P_00_RF P3, CM_P_E_01 P3, CM_P_E_02 P3, CM_P_S_01 P4, CM_P_S_02 P4, CM_P_E_03 P4, Design & Access Statement, Existing Floorplans (No refs), Daylight & Sunlight Assessment, Environmental Noise Assessment Rev 2, Transport Survey, Transport Statement, Site Location Plan, Site Logistics Plan, Pre-construction Information, Traffic Management Plan, Details of Plant Operation, Statement of Public Benefits, Proposed Aerial View CGI, Proposed Chenies Mews View CGI, Proposed Roof Plant Views & Elevations CGIs, Plant Insulation Details

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

- 4 The site shall be used as a medical clinic with associated research facilities and offices only (sui generis use) and shall not be used for any other purpose without first obtaining planning permission.

Reason: To maintain control over the nature of future uses of the building in the interests of protecting residential amenity and highway safety in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The MRI clinic use hereby permitted (open to patients) shall not be carried out outside the following times Mondays to Fridays 08:00 - 18:00 and not at all on Saturdays, Sundays and Bank or Public Holidays. The associated research and office use (not open to patients) shall not be carried out outside the following times Mondays to Fridays 08:00 - 19:00, Saturdays 10:00 - 13:00 and not at all on Sundays and Bank or Public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The external noise level emitted from plant, machinery or equipment and suggested noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Automatic time clocks shall be fitted to the proposed air conditioning (VRF) and air handing units (AHU) hereby approved, prior to commencement of the use, to ensure that the plant/equipment does not operate between the hours of 20:00 - 07:30 Monday to Saturday and not at all on Sundays, Bank or Public Holidays . The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Details of secure and covered cycle storage in accordance with London Plan Table 6.3 and Camden Planning Guidance 7 requirements shall be submitted to and approved by the local planning authority prior to the first use of the development. The approved facility shall thereafter be provided in its entirety prior to the first use of the development hereby approved, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities 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.

- 9 Deliveries and servicing to and from the site shall not be carried out outside the following times Mondays to Saturdays 09:00 - 18:00 and not at all on Sundays and Bank or Public Holidays.

Reason: To safeguard the amenities of the area and highway safety in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The roof plant and equipment hereby approved shall be removed from the building as soon as reasonably practicable when it is no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 11 The noise mitigation measures set out in the submitted noise survey including operating the VRF units at 85% load, screening the heat pump 1.8m to the residential side and 1.5 m to the commercial side, installation of an Emerson Sound Shell and screening at 1.8m to the residential side and 1.5 m to the commercial side for the chiller units, installation of insulation for the proposed ductwork and silencers shall all be installed on site prior to the first use of the development and shall thereafter be operated and maintained in association with the proposed use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The plant and equipment hereby approved shall not be serviced outside the hours of Monday - Friday 08:00 - 20:00, Saturdays 10:00 - 14:00 and not at all on Sunday and Bank or Public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 The MRI clinic use (open to patients) hereby approved shall only operate at ground floor level within the building, unless otherwise agreed in writing by the local planning authority.

Reason: To maintain control over the nature of future uses of the building in the interests of protecting residential amenity and highway safety in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of

Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to

policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

6 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

7 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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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

Supporting Communities Directorate

DECISION