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25<sup>th</sup> May 2017

Dear Michael

**Application for Non-Material Amendment for the installation of a new Private Patient Unit (PPU) Clinic Entrance at Ground Floor Level of the Approved Redevelopment of the Former Odeon Site and Rosenheim Building (ref. 2013/8192/P)**

I write on behalf of my client, University College London Hospitals NHS Foundation Trust (UCLH), which is the freehold owner and developer of the above site.

Specifically, I write to submit an application for a non-material amendment for the installation of a new private patient unit (PPU) clinic entrance at ground floor level on Huntley Street of the following approved scheme at the site:

*“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”.*

Accordingly, please find enclosed the following:

- Non-material amendment application form; and
- Proposed plans and elevations (Drawing Numbers: P4PBT-STW-AAB-GND-GA-A31-175142 Rev A, P4PBT-STW-ALL-GND-GA-A31-195143 Rev A, P4PBT-STW-ALL-SL-ELV-A31-175144 Rev A, P4PBT-STW-ALL-SL-ELV-A31-175146 Rev A, P4PBT-STW-ALL-SL-SEC-A31-175147 Rev A).

The application fee for the application of £195 has been paid online via the planning portal.



## **Pre-Application Discussions**

Prior to submission a meeting was held with Camden Planning Officers on 7<sup>th</sup> March 2017 to discuss the proposed location of the clinic entrance. During this meeting the principle of the clinic entrance was discussed and three proposed locations were presented to officers.

In this meeting, officers advised that they had no objections of the principle of the entrance. They provided comments on the proposed clinic entrance options which the applicant has taken into account. Following further consideration of the options presented and the feedback received, it was decided that Huntley Street would be the most appropriate location, given its proximity to other facilities and it not resulting in the loss of any ground floor retail floorspace.

## **Relevant Planning Policy**

### Design

Core Strategy policy CS14 seeks a high standard of design that respects the local context and character.

Policy DP24 of the DPD expands on this stating that “*the Council will require all developments [...] to be of the highest standard of design and will expect developments to consider [...] character, setting, context and the form and scale of neighbouring buildings [...] the character and proportions of the existing building, where alterations and extensions are proposed*”.

## **Proposal**

This application seeks to install a new PPU entrance at ground floor level on the Huntley Street elevation. The new entrance will provide access to the clinic, which is located at levels 04 and 05 and provides 43 single private bedrooms. The clinic will not result in a change in use of the building as approved under application reference 2013/8192/P.

Patients arriving at the PPU will be escorted through the Atrium to Core 2 where they will take the lift to the PPU Registration area on Level 05. The specific function is to provide private healthcare to patients with cancer, similar to that of the NHS part of the building.

The clinic will be occupied by a private health care provider know as HCA. HCA currently operates within the UCLH Tower. Whilst HCA will provide an almost identical medical need (haematology and oncology), it will sit as a private facility separate to UCLH. Services can be seen to complement each other between the NHS and the private scope provided.

The proposed entrance comprises of clear glazing and clear glazed entrance doors to respond to the existing façade design. An area to the right of the entrance door has been identified to provide a sign for the private clinic. This will be set on an opaque black glass panel, of which the wording is to be



confirmed. The proposals ensure that the new proposed entrance will meet access requirements for all users.

The introduction of the new entrance will result in 10 cycle parking spaces being relocated from Huntley Street to the service yard.

### **Conclusions**

The proposed amendment would allow the continuation of the approved medical use within the building. The location of the clinic entrance has been thoroughly considered to ensure there is no loss in vital medical or retail floor space.

The proposed entrance has been designed to a high quality. It has been ensured that the proposals respond to the character and design of the approved building, therefore ensuring that there is no detrimental impact to the overall design of the Huntley Street elevation.

The proposal ensures that the approved number of cycle parking spaces remain and have been relocated to an appropriate location on site.

It is therefore considered that the proposed amendment accords with planning policies CS14 and DP24, and ensures there is no detrimental impact on the approved scheme.

In light of the above, we trust you agree the proposed amendment is non-material and should therefore be approved, and I look forward to receiving written confirmation of this in due course.

Yours sincerely

**Emily Cochrane**  
**Senior Planner**  
**JLL – Planning and Development**