

Emily Cochrane
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30 Warwick Street
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W1B 5NH

Application Ref: **2017/0657/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

4 August 2017

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 the wording of Condition 3, parts a), c) and e) of planning permission ref 2013/8192/P, dated 22/09/2014, for the 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 to include a change to the scale at which material details are submitted.

Drawing Nos: Cover Letter dated 1st February 2017

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 Reason for granting permission:

The full impact of the proposed development has already been assessed by virtue



of the previous approval granted 22/09/2014 under reference number 2013/8192/P.

The proposal relates to the wording of condition 3 (parts a), c) and e) and inserting the word 'minimum' in relation to the scale which is acceptable for the detail requested. The scale employed for detailed drawings required by the condition, is a judgement used both by the applicant and by officers when validating the relevant submission to ensure that the drawings are of a sufficient scale to assess the suitability of building components, materials and finishes, and their detailed construction design. Therefore it is considered that amending the wording of this condition to include 'minimum' would be non material as it would not affect the detail nor context of the scheme as a whole. No external or internal alterations to the building are proposed as part of the proposal.

For the avoidance of doubt the wording of condition 3 a) c) and e) would read:

3) Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at scale detail to minimum 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

c) Detailed drawings at scale detail to minimum 1:10 of façade construction including but not limited to window reveals, corner brickwork detail and eaves;

e) Details of all windows and external doors and drawings at scale detail to minimum 1:10 including plan and section drawings through the heads and jambs of the openings.

No additional amenity impacts for surrounding occupiers would be experienced and they would not be prejudiced by not being formally consulted on the amendment to the wording of the condition.

On this basis, the amendment would not result in anything materially altering the appearance, nature or impact of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or 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 ref 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

David T. Joyce

David Joyce
Director of Regeneration and Planning

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