

Our ref: T3828



29th September 2017

Robert Lester
Planning Officer
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Robert,

Institute of Hepatology, 69-75 Chenies Mews, London WC1E 6HX: Applications by University College London Hospitals Charity: Minor Material Amendment to planning permission reference 2016/3701/P and discharge of condition 8 (cycle stand details)

Further to our recent correspondence, we act on behalf of our client, UCLH Charity, regarding a minor material amendment to their existing permission and the discharge of the condition relating to cycle stand details. We agreed that only the drawings showing the changes to the approved scheme would be required for the application and that there was no need to re-submit any of the accompanying assessments (though you raised the issue of the acoustics assessment, this is delay with subsequently).

Two applications are made. These comprise a minor material amendment under S73 of the Town and Country Planning Act 1990 (as amended) to accommodate the changes to the approved scheme and an application to discharge planning condition number 8 of the permission (to be amended). These applications seek to regularise works undertaken on site, comprising necessary changes to the approved roof treatment, landscaping, stairs and railings to the rear of the property along with a small rear extension and details required by condition. These arose from unanticipated issues with the construction phase of the approved scheme.

The original planning permission (2016/3701/P) was granted on the 3rd April 2017 and was subject to a S106 Agreement. The description of development is as follows:

'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'

Proposals

Minor Material Amendments

Works to the Roof

Works to the roof louvers differ only in relation to appearance and to a limited extent, siting. They comprise:

Temple Group Ltd
www.templegroup.co.uk

Devon House
58-60 St Katharine's Way
London E1W 1LB

Company number: 3305849
VAT number: 683313828
Registered in England

- Powder coated panelised acoustic screen to match colour of existing awning and cladding;
- Matching powder coated aluminium capping;
- Raised galvanised steel access walkway allowing full access to roof the access zone;
- Matching powder coated louvred screen exhaust duct connection to the rear. The screen will be brought to the edge of the roof of the building and extended to the end of the parapet, returned with a short distance;
- Matching powder coated louvred screen inlet duct connection to rear; and
- Matching powder coated aluminium trim to single ply roofing

We believe that the proposed screening provides a better visual solution to the scheme. We also confirm that none of the works influence the acoustic implications of the roof top plant. This is because the proposed screen will accord with the approved noise report, produced by Temple Group. There is no material requirement but it will be airtight (no gaps), have a minimum mass per unit area of 20kg/m², is of the height specified in the report and will have an absorptive lining.

Rear Landscape and surface treatment details

During construction phase, further design development was also undertaken to generally improve the rear landscaping and access to the rear of the site as issues arose during the works. These are:

- Provision of a new steel platform and staircase to replace the existing fire escape access, to the rear of the property on to Chenies Mews;
- Provision of 3 equal risers at the rear of 68 Huntley Street side, 5 equal risers at the rear of Chenies Mews side;
- Existing fire exit door replaced with new door to match the existing;
- Provision of a new railing door with lock (next to the 3 equal risers), to the rear of Chenies Mews and 68 Huntley Street;
- Erection of a new balustrade on the existing low- level brickwork to match the existing railing's height and colour;
- Relocation of two existing drainage pipes, at both sides of rear extension, to the existing storm water drainage system; and
- Provision of a new railing gate to the building rear to separate 69-75 Chenies Mews and the Hatter building (67 Chenies Mews).

Rear Extension

The approved single storey rear extension has been improved to better house the extensive cabling associated with the new MRI scanners provided within the property. The louvers that were to be retained as part of the approved scheme were not sound. The revised extension means there is no need for the cabling to run up the rear side of the building and be fixed against the existing wall in a complicated housing arrangement as approved under the existing arrangement.

The amended extension utilises a simplified flat roof design and is clad in vertical hanging tiles to match those used on the existing rear elevation of the property at second floor level, rather than contrasting new brickwork approved under the extent permission. The revised design has meant the extension is 1.1 metres beyond the existing building at 69-75 Chenies Mews and measures

4.7metres in width and 3.5metres in height. It has a revised pitch as compared to the approved scheme. It is very similar to the approved single storey roof rear extension and is thus considered to have no greater visual impact or impact on upon neighbouring occupiers' amenity than that of the approved scheme.

Discharge of condition 8

The permission requires details to be submitted and approved, of secure and covered cycle storage. These details are included and comprise 3 Sheffield type stands and a 3m wide Velopa Banbury shelter to the rear of the property, in line with the approved scheme and which we suggest are sufficient for condition 8 on the planning permission to be discharged.

Application Drawings

The applications comprise the following drawings & documents:

Drawing Title	Reference Number
Site Location Plan	N/A
Roof Scheme	
Proposed Plan Roof Level	CM_P_00_RF_P4
Proposed Northeast Elevation	CM_P_E_01_P4
Proposed Southwest Elevation	CM_P_E_02_P4
Proposed South Elevation	CM_P_E_03_P5
Proposed Section A	CM_P_S_01_P5
Proposed Section B	CM_P_S_02_P5
2x CGIs of view from Chenies Mews and 1x Aerial View	
Landscape and Surface Treatment	
Landscape Proposed Plan Level 00	CM_NMA_P_00_P1
Landscape Amendments Proposed Elevation 01	CM_NMA_E_01_P1
Landscape Amendments Proposed Section A-A	CM_NMA_S_AA_P1
Landscape Amendments Proposed Section B-B	CM_NMA_S_BB_P1
Landscape Amendments Proposed Section C-C	CM_NMA_S_CC_P1
Landscape Amendments Proposed Section D-D	CM_NMA_S_DD_P1
Landscape Amendments Proposed Section E-E	CM_NMA_S_EE_P1
Rear Extension	
Proposed Rear Extension Rear Landscaping Plan Level 00	CM_RE_P_00_P1
Proposed Rear Extension Rear Landscaping Elevation 01	CM_RE_E_01_P1
Proposed Rear Extension Rear Landscaping Section 01	CM_RE_S_01_P1
Proposed Rear Extension Rear Landscaping Section 02	CM_RE_S_02_P1
Cycle Shelter (Condition 8)	
Rear Elevation 01	CM_CS_E_01_P1
Plan Level 00	CM_CS_P_00_P1
Rear Section 01	CM_CS_S_01_P1
Rear Section 02	CM_CS_S_02_P1
Rear Section 07	CM_CS_S_06_P1
Rear Section 07	CM_CS_S_07_P1



The relevant fees are also paid for these applications (being £195 and £97) and the relevant application forms are included. These applications are made following agreement that this is the appropriate approach and subject to the relevant deed of variation to the S106, we would welcome their early approval.

Yours sincerely,



On behalf of UCLHC

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