

Miss Emily Cochrane
JLL
30 Warwick Street
London
W1B 5NH

Application Ref: **2017/2142/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

21 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Former Odeon site and Rosenheim Building
Grafton Way and Huntley Street
LONDON
WC1E 6DB**

Proposal:
Details pursuant to condition 33 (noise) of planning permission 2013/8192/P, dated 22/09/2014, for 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.

Drawing Nos: Report AS8175.161027.E.2 dated 22 December 2016; Service Strategy to the servicing area and patient drop off from UCLH dated 11th April 2017; Cover letter dated 12th April 2016; 8175.170816 Drop-off zone noise;

The Council has considered your application and decided to approval of details.

Informative(s):

- 1 Condition 33 of permission 2013/8192/P requires an acoustic report detailing the



predicted impact of and mitigation proposals for, the servicing area and the patient drop off area.

An acoustic report has been submitted in support of the application. The need for extensive acoustic mitigation within the drop-off zone was found to be unnecessary when it was established that; (i) patients would arrive by private transport/taxi or by minibus-style ambulance vehicles, i.e. no emergency vehicles, and; (ii) there will be no patient admission/discharge at night. As confirmed in the Stage E report (Section 3.1.5) Acoustic modelling of the zone assuming a fully acoustically-reflecting soffit has shown that maximum noise levels from car/ambulance transport door slams will be around 20dB lower than those from Grafton Way street activity, when assessed at Maple House. As such, this noise is not expected to adversely affect occupants of other nearby buildings. Therefore, in this instance, the design is not required to provide some acoustically-absorbing surfaces in the drop-off zone area and the road surface is designed to be of granite setts for vehicular paving. Also, UCLH have confirmed they will implement a drop-off procedure in order to manage and reduce the noise generated from activity within the patient drop-off, as detailed in the approved Service Strategy letter.

In relation to the Service yard, the report concludes that the need for effective natural ventilation of the service area means that there is little scope for application of sound absorbing finishes and, therefore, anything that is installed will have limited effect. The report suggested that the most effective mitigation would be achieved by implementing a delivery procedure to manage and reduce the noise generated from activity within the service area, as confirmed and detailed by UCLH in the Servicing Strategy approved letter from the Trust.

The Council's Environmental Health officer and Planning Officer have assessed the proposals and in relation to details and specification in relation to the proposed noise standards and strategies proposed and find them to be acceptable in this instance and through the implementation of the servicing strategy, the proposals would not exceed the Council's noise standards.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the proposed development has already been assessed. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

As such, the proposed development is in general accordance with policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

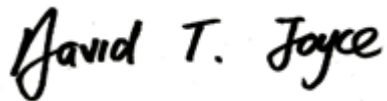
- 2 You are advised that Conditions 3 (Materials), 7 (Tree protection), 8 (Waste storage), 15 (Accessible features and facilities), 16 (Photovoltaic cells), 17 (Engineer), 18 (Green roof), 21 (Noise), 23 (Odour abatement measures), 25 (Noise mitigation), 26 (Vibration mitigation), 28 (Acoustic report), 30 (Acoustic report), 32 (lighting), 34 (Security measures), 37 (Piling) and 39 (Obscure glazing) of planning permission 2013/8192/P (and associated 2015/2771/P) remain outstanding.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning