

Miss Emily Cochrane
Jones Lang LaSalle
30 Warwick Street
London
W1B 5NH

Application Ref: **2017/3016/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

2 February 2018

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, Tottenham Court Road,
Huntley Street, and University Street
London
WC1E 6DB**

Proposal: Non material amendment involving the creation of a new private patient unit clinic entrance off Huntley Street as granted under planning permission 2013/8192/P dated 22nd September 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:

SUPERSEDED: A_UCLH4_1520_P; A_UCLH4_1532-N;

PROPOSED :P4PBT-STW-AAB-GND-GA-175143 Rev A; P4PBT-SLW-ALL-SL-ELV-A31-17544 Rev A; P4PBT-SLW-ALL-SL-ELV-A31-17546 Rev A; P4PBT-STW-ALL-SL-SEC-A31-175147 Rev A;
P4PBT STW AAB GND GA 111071 Rev J1

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.



For the purposes of this decision, condition no.2 of planning permission 2013/8192/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

A/UCLH4: 1516-M; 1517-M; 1818-M; 1519-N; 1521-N; 1522-N; 1523-N; 1524-N; 1525-N; 1526-M; 1527-M; 1531-F;; 1533-N; 1534-C; 1540-N; 1541-N; 1550-D; 1551-H; 1554-H; 1555-G; 1556-F; 1557-F; 1558-G; 1560-F; 1561-D; 1577-C; 1581-C; SK243-A; SK0250-D; 0203-E; SK0251; VN50118.09-ECC-DG-0003; P4PBT-STW-AAB-GND-GA-175143 Rev A; P4PBT-SLW-ALL-SL-ELV-A31-17544 Rev A; P4PBT-SLW-ALL-SL-ELV-A31-17546 Rev A; P4PBT-STW-ALL-SL-SEC-A31-175147 Rev A; P4PBT STW AAB GND GA 111071 Rev J1;

SUPPORTING DOCS: Preliminary Ground Movement Assessment Produced by Campbell Reith dated March 2014; Updated summary tables S1a, S2, S3a produced by Anstey Horne dated 18/11/2013; Design and Access Statement produced by Scott Tallon Walker Architects in association with Edward Williams Architects dated 13/12/2013; Planning Design Report: Acoustics prepared by Clarke Saunders Associates; Air Quality Assessment produced by SKM dated 06/12/2013; Archaeological Desk Based Assessment produced by CgMs dated 06/12/2013; BREEAM report produced by ARUP dated 05/12/2013; Clinical Overview Document produced by UCLH (undated); Ecology Survey to inform BREEAM produced by Thomson Ecology (undated); Energy Strategy produced by ARUP dated 05/12/2013; Heritage Statement produced by KM Heritage dated 01/12/2013; Planning Statement produced by Jones Lang LaSalle dated 17/12/2013; Statement of Consultation produced by UCLH (undated); Summary of Environmental Information produced by Jones Lang LaSalle dated Dec 2013; Transport Assessment by SKM; Basement Impact Assessment produced by Campbell Reith dated 04/12/2013; Daylight and sunlight report produced by Anstey Horne dated 04/12/2013; land Quality Statement produced by Campbell Reith dated 15/11/2013; Rosenheim Building Retention - Feasibility Study produced by Scott Tallon Walker Architects dated 10/12/2013; Structural Demolition report produced by Campbell Reith dated 04/12/2013; Water Environmental Impact Statement produced by Campbell Reith dated 15/11/2013;

Informative(s):

1 Reason for granting

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.

This applications seeks a non-material amendment for application reference 2013/8192/P granted on 22/09/2014 for the installation of a new private patient unit

clinic entrance at ground floor level on Huntley Street. The new entrance would provide access to the clinic, which is located at levels 04 and 05. The specific function is to provide private healthcare to patients with cancer, which is the same service offered in the NHS part of the building. The medical need is the same and there is no material change of the care which is being proposed within the whole building. This application seeks approval for the installation of double doors opening onto Huntley Street. The entrance would comprise of clear glazing and clear glazed entrance doors to respond to the existing façade design. The proposal would involve relocating 10 cycle parking spaces within the site and these are being dealt with under a separate condition; their relocation is considered acceptable in this instance.

Therefore, it is considered that the creation the new entrance on Huntley Street would be non-material as it would not affect the detail nor context of the scheme as a whole. Whilst an external alteration is proposed to the building as part of this proposal, it is minor in form, replacing two large glazed panels with double doors and not considered to harm the overall detail nor context of the scheme.

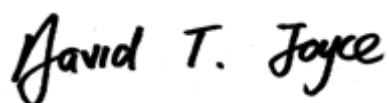
No additional amenity impacts for surrounding occupiers would be experienced.

On this basis, the proposed entrance would not materially alter the details, appearance, nature or impact of the approved scheme.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permissions.

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 Joyce
Director of Regeneration and Planning

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