

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

Application Ref: **2017/6250/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 for alterations to cycle parking (reducing number from 158 to 134 spaces) for redevelopment of the site to provide a cancer treatment facility and day surgery approved under planning permission 2013/8192/P dated 22/09/2014.

Drawing Nos:
SUPERSEDED: A_UCLH4_1520_P

PROPOSED: 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):

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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 application seeks a non-material amendment for application reference 2013/8192/P granted on 22/09/2014 for a reduction in the number of cycle spaces proposed on the site. This permitted application required the provision of 158 bicycle places. Following design changes and the required increase in size of the Central Waste Storage area adjacent to the bicycle storage as well as the creation

of a new entrance on Huntley Street the bicycle numbers on the site had to be reduced. This application seeks approval for 134 cycle spaces. Various options were considered to relocate the cycle spaces within the scheme, yet none were considered suitable nor would they meet with the Councils Standards. The reduction has been fully explored by Transport Officers who are happy in this context with 134 cycle spaces for a scheme of this size. They consider there is an acceptable level on the site, combined with the existing on street cycle racks in close proximity to the site.

Therefore, it is considered that the reduction of cycle spaces would be non-material as it would not affect the detail nor context of the scheme as a whole. An external alteration to the building has been assessed as part of a separate application (2017/3016/P).

No additional amenity impacts for surrounding occupiers would be experienced.

On this basis, the proposed reduction in cycle parking would not harm the appearance, nature or impact of the approved scheme.

- 2 You are advised that this decision relates only to amendments to the cycle parking numbers and shall only be read in the context of the substantive permission granted on 22nd September 2014 under reference number 2013/8192/P and is bound by all the conditions 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 Joyce
Director of Regeneration and Planning

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