

Mrs Sarah Roe
Jones Lang LaSalle
30 Warwick Street
London
W1B5NH

Application Ref: **2018/0550/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

16 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Former Royal Ear Hospital and Former Student Union Building
Capper Street / Huntley Street
London
WC1 E 6AP**

Proposal: Amendment to wording of condition 8 to make a compliance condition altering the provision of cycle spaces approved under planning permission 2015/1281/P dated 20/01/16 (Erection of a 6 storey building and excavation works to create a 3 storey basement, comprising a head and neck outpatient hospital (Class D1) following demolition of the former UCL Student Union and Royal Ear Hospital buildings).

Drawing Nos: Letter from NHS University College London Hospitals, P5-BMJ-0010B3-DR-A-0125, P5-BMJ-0010B3-DR-A-0126, P5-BMJ-0010B3-DR-A-0127 and P5-BMJ-0010B3-DR-A-0125.

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.8 of planning permission 2015/1281/P shall be replaced with the following condition:

REPLACEMENT CONDITION 8



Prior to first occupation of the building hereby approved the cycle parking and supporting facilities such as showers, toilets and lockers shall be implemented in accordance with plan Nos. P5-BMJ-0010B3-DR-A-0125, P5-BMJ-0010B3-DR-A-0126, P5-BMJ-0010B3-DR-A-0127 and P5-BMJ-0010B3-DR-A-0125. The approved facility shall thereafter be permanently maintained.

Reason: To ensure the development provides adequate cycle parking facilities for long-stay users of the building in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting

During detailed development of how the new hospital will operation the NHS Trust have confirmed that there will be a reduction in the anticipated number of staff who will be working at the new facility. Condition 8 specifies how many long stay cycle parking spaces are required to be provided. As the building will be a D1 use the required number of long stay cycle spaces is based on the number of employees. The NHS Trust have provided a letter confirming the number of staff that will be working at the new hospital will be 147. Given the reduction in staff numbers it is accepted this would result in a reduction in the required number of cycle spaces. This reduction would not materially impact on the overall development and would continue to ensure the proposals are compliant with the policy requirements.

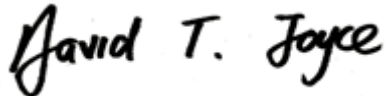
The applicant has provided details of the cycle parking as part of the application to amend condition 8 to a compliance condition so no further detail would be required. The details provided demonstrate cycle parking located within the basement level 3 and shower facilities within basement level 1. The proposed cycle parking would be similar to two tier Josta and is of a style accepted by the Council.

The proposed amendment and alteration to the wording of condition 8 to make it a compliance condition would not have any material effect on the approved development in terms of appearance or impact on neighbouring amenity. The changes are considered non-material in the context of the approved scheme. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 20/01/16 under reference 2015/1281/P.

2 You are advised that this decision relates only to alterations to the number of cycle spaces to be provided and shall only be read in the context of the substantive permission granted on 20/01/16 under reference number 2015/1281/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

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

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