

Application ref: 2018/3705/P  
Contact: David Peres Da Costa  
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Date: 13 November 2018

**Development Management**  
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JLL  
30 Warwick Street  
London  
W1B 5NH

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**  
**London**  
**WC1E 6DB**

Proposal: Details of a scheme for vibration mitigation required by condition 26 of planning permission 2013/8192/P, dated 22/09/2014 (as amended by 2015/2771/P dated 18/09/2015 and 2017/6167/P dated 29/06/2018), for the 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: Vibration Mitigation Scheme prepared by Clarke Saunders dated 27 July 2018; Product Technical Submittal.

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

Informatives:

#### 1 Reason for granting permission

Paragraph 6.32 of the committee report for the parent application (ref: 2013/8192/P) explains there are two separate sources of vibration impacting the site that need to be controlled. The first source relates to levels of environmental vibration propagating from underground railway traffic. The second source is internal vibration from the PBT equipment located in the basement.

With regard to the environmental source, the Committee Report requires details of mitigation prior to construction. Regarding the PBT equipment, mitigation measures are required to demonstrate the equipment is constructed

with adequate vibration isolation so that the unit is operable i.e. without noise and vibration transmitting throughout the building causing a disturbance.

#### Levels of External Environmental Vibration Impacting the Site

The submitted report demonstrates vibration magnitudes of 0.04m/s<sup>1.75</sup> currently impact the site from environmental sources including the underground railway. This is an acceptable level, as it is below the criterion of 0.1m/s<sup>1.75</sup> for a hospital operating theatre over a 24 hour period.

#### Internal Levels of Vibration - Vibration Isolation

Vibration Isolation details have been specified to achieve a minimum 95% vibration isolation efficiency from rooftop plant and 90% from basement plant. The detailed AVM Technical Summary specifies the fixed plant included for vibration isolation. The specifications are expected to render vibration levels within building structures to below the 0.1m/s<sup>1.75</sup> criterion mentioned above.

Environmental health are satisfied that both sources of vibration impacting the site have been correctly assessed and the information submitted is sufficient to safeguard the amenities of the future occupiers and the adjoining premises.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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

- 2 You are reminded that conditions 15 (Accessible features and facilities), 16 (Photovoltaic cells), 18 (Green roof), 21 (Noise), 23 (Odour abatement measures), 28 (Acoustic report), 30 (Acoustic report), 32 (lighting), 34 (Security measures), 37 (Piling) and of planning permission 2013/8192/P dated 22/09/2014 (as amended by 2015/2771/P dated 18/09/2015) are outstanding and require details to be submitted and approved.

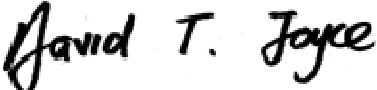
You are advised that details have been submitted for condition 3a & e (Materials), 5 (landscaping) 8 (Waste storage) and 39 (Obscure glazing) and these details are being assessed.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning