

Application ref: 2018/4918/P  
Contact: David Peres Da Costa  
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Date: 16 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 obscure glazing required by condition 39 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: 000002-Rev-B; 100005-Rev-C; 107002-Rev-B; 103006 Rev D; 207020-Rev-B; 203019-Rev-D; 203038-Rev-B; 137503 Rev D; 137004 Rev C; 137070 Rev G; 137080 Rev G; 137090 Rev G; 137100 Rev G; 137110 Rev G; 137120 Rev G; 137130 Rev H; 107501 D

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

Informatives:

- 1 Reason for granting permission

The officer's committee report for the parent application (ref: 2013/8192/P)

noted the following. "In relation to Jeremy Bentham PH, the oxygen tank enclosure would be adjacent to the flank wall, whilst the bulk of the proposal sits behind the public house and re-establishes a light well. Noting the objections received from representatives of the public house operator opening hospital windows facing into this well might pose an impact. Therefore, an appropriately worded condition is imposed for details of partial/full obscuring of hospital windows, depending on their location in the well, so as to prevent any privacy/overlooking impact to opening of the public house and its manager's flat at 2nd floor. This is considered to address the impact, it being noted that the manager's flat is ancillary accommodation to the use as a public house."

The submitted details show that the south elevation adjacent to the Jeremy Bentham PH would be obscure glazed. The agent has confirmed the remainder of the elevation would have opaque cladding. The submitted details therefore demonstrate that the amenities of the adjoining premises would be safeguarded as required by the condition.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 reminded that conditions 15 (Accessible features and facilities), 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.

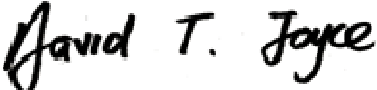
You are advised that details have been submitted for condition 3a & e (Materials), 5 (landscaping) 8 (Waste storage) and 16 (Photovoltaic cells), and these details are being assessed.

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