

Application ref: 2018/4273/P
Contact: David Peres Da Costa
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Date: 27 February 2019

Development Management
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JLL
30 Warwick Street
LONDON
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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 photovoltaic cells required by condition 16 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: P4PBTSTW AFA RF SOW A31 137140 G; P4PBT HAH MAB 06 GA A73 596001. I; P4PBT KYO ALL 06 ELV 3.01 104501 C; P4PBT KYO ALL 06 DET: 3.01 204501 C; 3.01 204502 C; 3.01 204503 C; 3.06 204504 B; 3.01 204508 B; 3.01 204511 A; 3.01 204515 A; 3.01 204521 A; 3.01 204522 B; 3.06 204526 A; PV panels technical specification; Energy yield calculations; Fronius Symo specification sheet; Instruction Manual for BIPV Modules (ML SYSTEM)

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

Informatives:

1 Reason for granting permission

The proposed layout for the panels around the whole building with a variety of orientations will result in differing shading of the panels throughout the day. The three-phase inverter would be appropriate for the irregular shaped and multi-orientated roof. The specification of the panels and predicted energy generation would be acceptable. The PV details have been reviewed by the

Council's Sustainability Officer. The PV panels would provide adequate on-site renewable energy facilities and are considered acceptable.

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 policy CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 18 (Green roof), 21 (Noise), 23 (Odour abatement measures), 28 (Acoustic report), 30 (Acoustic report), 32 (lighting), , 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.

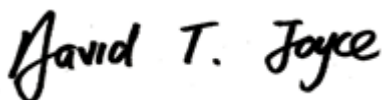
You are advised that details have been submitted for condition 3a & e (Materials) and 15 (Accessible features and facilities) and these details are being assessed.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning