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Your ref 2015/1281/P
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23rd April 2019

Dear Ms Carr,

Former Royal Ear Hospital and Former Student Union Building, Capper Street / Huntley Street, London WC1E 6AP

**APPLICATION UNDER SECTION 96 A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 2015/1281/P**

We write to enclose an application on behalf of our client, University College London Hospitals NHS Foundation Trust (UCLH), to seek approval for a 'non-material amendment' to planning permission 2015/1281/P.

The following information is submitted relating to the non-material amendment application:

- Covering Letter;
- Proposed drawings (P5-BMJ-001-00-DR-A-2195; P5-BMJ-001-00-DR-A-2190; P5-BMJ-001-00-DR-A-2191; P5-BMJ-001-00-DR-A-2192; P5-BMJ-001-00-DR-A-2193 and P5-BMJ-001-ZZ-DR-A-2194); and
- Non-Material Amendment Summary Report (by BMJ Architects).

This covering letter sets out the planning consideration for the proposed amendments to the approved redevelopment of the Former Royal Ear Hospital and Former Student Union Building, Capper Street and Huntley Street.

As the scheme has advanced through detailed design development, amendments are required to the permitted design to allow the scheme to be delivered.

The below table provides a detailed summary of the amendments proposed to the permitted scheme. In addition to Table 1, a summary report has been provided which clearly sets out the proposed amendments and the location of these within the scheme.



Table 1: Summary of Amendments

Description	2015 Drawing Reference (to be superseded)	2019 Drawing Reference	Proposed Amendments
ROOF PLAN	SBA-DRW-A2039-REV09	P5-BMJ-001-00-DR-A-2194	<ul style="list-style-type: none"> • Staircase AOV added • South and North Core Smoke depressurization duct reconfigured • Toilet extract duct added • Satellite dish & TV aerial added • Roof access hatch added • Lift overrun removed • PV location and size developed (output and capacity remain as permitted) • Fall restraint system added • Plant configuration amended • Chiller pipework route at low level through planter added with visual deck cover • Chiller size and location developed • Overruns for Lifts 1, 2 & 3 lowered as lifts no longer required to come up to roof level • Maintenance access stairs and ladders added
GROUND FLOOR PLAN	SBA-DRW-A1102-REV07	P5-BMJ-001-00-00-A-2195	<p>General layout of the building remains the same, with minor amendments to internal areas, such as the reception.</p> <p>Further detail has been added to surrounding areas on Huntley Street, Capper Street and Shropshire Place, including the addition of cycle hoops.</p>
HUNTLEY STREET ELEVATION	SBA-DRW-A1322-REV05	P5-BMJ-001-00-DR-A-2190	<ul style="list-style-type: none"> • Staircase AOV added • South Core Smoke depressurization duct developed (separation distance required from AOV) • Toilet extract duct added • Satellite dish & TV aerial added • Roof access hatch added • Lift overrun removed • PV location and size developed (output and capacity remain as permitted) • Fall restraint system added • Plant configuration amended • Chiller pipework route at low level through planter added with visual deck cover • Chiller size and location developed • Overruns for Lifts 1, 2 & 3 lowered as lifts not required to come up to roof level



CAPPER STREET ELEVATION	SBA-DRW-A1323-REV05	P5-BMJ-001-00-DR-A-2191	<ul style="list-style-type: none"> • Staircase AOV added • Roof access hatch added • Fall restraint system added • North Core smoke depressurisation duct reconfigured • Roller shutter amended with open grill sections to provide required fresh air flow
SHROPSHIRE PLACE ELEVATION	SBA-DRW-A1324-REV04	P5-BMJ-001-00-DR-A-2192	<ul style="list-style-type: none"> • Lift overrun removed • South and North Core smoke depressurisation duct reconfigured • Guardrail added to access hatch for improved safe access • Toilet extract flue added • Position of PVs reconfigured (output and capacity remain as permitted) • Minor amendments to access ladders • Dry Riser moved • Configuration of panel joints amended for buildability • Satellite dish & aerial added • Louvre increased to provide required air flow
GORDON MANSIONS ELEVATION		P5-BMJ-001-00-DR-A-2193	<ul style="list-style-type: none"> • Lift overrun removed • Position of PVs reconfigured (output and capacity remain as permitted)

The proposed amendments are non-material in nature and are required following detailed design development of the proposed scheme. Design development has allowed the confirmation of plant requirements, including the exact size and specification of plant. The layout of the plant at roof level remains predominantly as approved with minor changes to meet the schemes requirements, including the reconfiguration of the depressurisation ducts. The height of the plant remains as approved.

Further design development has also required minor amendments to the scheme, such as roof access and door layouts at ground floor level to meet UKPN requirements. The PV layout and configuration has also been amended. This results in a reduction in number of PVs but allows the output and capacity to remain the same (as addressed in the submission of condition 10).

We trust that you consider the proposed amendments to the scheme acceptable and look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information or clarification please contact Emily Cochrane (020 3147 1632) of these offices.

Yours sincerely,

Emily Cochrane
Associate Director
JLL – Planning, Development and Heritage