

Application ref: 2019/1450/P
Contact: Seonaid Carr
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Date: 1 August 2019

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JLL
30 Warwick Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details of hard and soft landscaping as required by condition 14 of planning permission 2015/1281/P dated 20/01/2016 for 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: P5-ARC-001-ZZ-DT-X-0005 Rev C01, P5-BMJ-001-ZZ-DR-A-9020 Rev PO3, P5-BMJ-001-ZZ-DR-A-9021 Rev PO3, P5-BMJ-001-ZZ-DR-A-9022 Rev PO2, P5-BMJ-000-XX-SP-A-9002 Rev P01, 1042-003 Rev A (Street tree and grille removed) and Email from agent Emily Cochrane dated 05/07/2019.

Informative(s):

- 1 Condition 14 required the submission of hard and soft landscaping details to include a maintenance plan. Such details have been provided and demonstrate that the proposed landscaping works would achieve high quality landscaping that would contribute to the visual amenity, character and biodiversity of the area. The details include the green roofs which would have a substrate of

180mm. The details have been reviewed by the Councils landscaping officer who raises no objection.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and surrounding conservation area.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 18 and 23 of permission 2015/1281/P dated 20/01/2016 remain outstanding and require details to be submitted and approved.

Details for conditions 2e, 6, and 21 have been submitted and are pending determination.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer