



Application ref: 2019/0464/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 8 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

JLL  
30 Warwick Street  
London  
W1B 5NH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**Former Odeon site and Rosenheim Building**  
**Site bounded partly by Grafton Way**  
**Tottenham Court Road**  
**Huntley Street and University Street**  
**London**  
**WC1E 6DB**

**Proposal:**

Variation of conditions 2 (approved plans) and 8 (waste storage) of planning permission (2013/8192/P) dated 17/12/2013 (for redevelopment to provide a Proton Beam Therapy (PBT) cancer treatment facility, day surgery, inpatient medical facilities and retail unit), namely to allow an increase both in height and the size of roof of the bin store; and to alter condition 8 to a compliance condition.

**Drawing Nos:**

Superseded: 1520 P; SK0250 D; P4PBT-STW-AAB-GND-GA-A31-111071 Rev J1

Revised: P4PBT-STW-AAB-GNDGA-A31-111071 Rev L; P4PBT-STW-AFA-GND-DET-A31-175321 Rev B; P4PBT-STW-AFA-GND-SEC-A31-175320 Rev B; P4PBT-STW-AFA-GND-SOW-A31-175319 Rev A; P4PBT-STW-AFA-SL-DET-A31-175323 Rev A

P4PBT-STW-ABG-B5-GA-A31-111011 Rev G, P4PBT-STW-ABG-B4-GA-A31-111021 Rev I, P4PBT-STW-ABG-B3-GA-A31-111031 Rev I, P4PBT-STW-ABG-B2-GA-A31-111041 Rev H, P4PBT-STW-AAB-B1-GA-A31-111061 Rev J, P4PBT-STW-AAB-

GNDGA-A31-111071 Rev K, P4PBT-STW-AAB-01-GA-A31-111081 Rev I, P4PBT-STWAAB-02-GA-A31-111091 Rev I, P4PBT-STW-AAB-03-GA-A31-111101 Rev I, P4PBTSTW-AAB-04-GA-A31-111111 Rev I, P4PBT-STW-AAB-06-GA-A31-111131 Rev G, P4PBT-STW-PPU-05-GA-A31-111620-Rev E; Letter prepared by University College London Hospitals dated 13th June 2017;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2013/8192/P dated 22/09/2014.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2013/8192/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

A/UCLH4: 1516-M; 1517-M; 1818-M; 1519-N; 1521-N; 1522-N; 1523-N; 1524-N; 1525-N; 1526-M; 1527-M; 1531-F;; 1533-N; 1534-C; 1540-N; 1541-N; 1550-D; 1551-H; 1554-H; 1555-G; 1556-F; 1557-F; 1558-G; 1560-F; 1561-D; 1577-C; 1581-C; SK243-A; 0203-E; SK0251; VN50118.09-ECC-DG-0003; P4PBT-STW-AAB-GND-GA-175143 Rev A; P4PBTSLW-ALL-SL-ELV-A31-17544Rev A; P4PBT-SLW-ALL-SL-ELV-A31-17546 Rev A; P4PBT-STW-ALL-SL-SEC-A31-175147 Rev A;

P4PBT-STW-AAB-GNDGA-A31-111071 Rev L; P4PBT-STW-AFA-GND-DET-A31-175321 Rev B; P4PBT-STW-AFA-GND-SEC-A31-175320 Rev B; P4PBT-STW-AFA-GND-SOW-A31-175319 Rev A; P4PBT-STW-AFA-SL-DET-A31-175323 Rev A

P4PBT-STW-ABG-B5-GA-A31-111011 Rev G, P4PBT-STW-ABG-B4-GA-A31-111021 Rev I, P4PBT-STW-ABG-B3-GA-A31-111031 Rev I, P4PBT-STW-ABG-B2-GA-A31-111041 Rev H, P4PBT-STW-AAB-B1-GA-A31-111061 Rev J, P4PBT-STW-AAB-GNDGA-A31-111071 Rev K, P4PBT-STW-AAB-01-GA-A31-111081 Rev I, P4PBT-STWAAB-02-GA-A31-111091 Rev I, P4PBT-STW-AAB-03-GA-A31-111101 Rev I, P4PBTSTW-AAB-04-GA-A31-111111 Rev I, P4PBT-STW-AAB-06-GA-A31-111131 Rev G, P4PBT-STW-PPU-05-GA-A31-111620-Rev E;

SUPPORTING DOCS: Preliminary Ground Movement Assessment Produced by Campbell Reith dated March 2014; Updated summary tables S1a, S2, S3a produced by Anstey Horne dated 18/11/2013; Design and Access Statement

produced by Scott Tallon Walker Architects in association with Edward Williams Architects dated 13/12/2013; Planning Design Report: Acoustics prepared by Clarke Saunders Associates; Air Quality Assessment produced by SKM dated 06/12/2013; Archaeological Desk Based Assessment produced by CgMs dated 06/12/2013; BREEAM report produced by ARUP dated 05/12/2013; Clinical Overview Document produced by UCLH (undated); Ecology Survey to inform BREEAM produced by Thomson Ecology (undated); Energy Strategy produced by ARUP dated 05/12/2013; Heritage Statement produced by KM Heritage dated 01/12/2013; Planning Statement produced by Jones Lang LaSalle dated 17/12/2013; Statement of Consultation produced by UCLH (undated); Summary of Environmental Information produced by Jones Lang LaSalle dated Dec 2013; Transport Assessment by SKM; Basement Impact Assessment produced by Campbell Reith dated 04/12/2013; Daylight and sunlight report produced by Anstey Horne dated 04/12/2013; land Quality Statement produced by Campbell Reith dated 15/11/2013; Rosenheim Building Retention - Feasibility Study produced by Scott Tallon Walker Architects dated 10/12/2013; Structural Demolition report produced by Campbell Reith dated 04/12/2013; Water Environmental Impact Statement produced by Campbell Reith dated 15/11/2013; Covering Letter dated 2nd November 2017; Letter prepared by University College London Hospitals dated 13th June 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The development shall be carried out in full accordance with the detailed drawings and samples approved in connection with 2015/3680/P on 03/11/2015; 2017/0379/P on 08/04/2019; and 2018/1707/P on 09/08/2018 or any subsequent submission of detailed drawings, or samples of materials as appropriate, in respect of the following, approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details including sections at scale detail to minimum 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
  - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials;
  - c) Detailed drawings at scale detail to minimum 1:10 of façade construction including but not limited to window reveals, corner brickwork detail and eaves;
  - d) Detailed drawings of the ceramic screen facade;
  - e) Details of all windows and external doors and drawings at scale detail to minimum 1:10 including plan and section drawings through the heads and jambs of the openings.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The hard and soft landscaping shall be carried out in full accordance with the details approved in connection with 2017/0355/P dated 15/02/2019 or any subsequent submission of details of hard and soft landscaping and means of enclosure of all un-built, open areas approved in writing by the local planning authority before the relevant part of the development commences. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.]

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the tree protection details approved on 29/10/2014 under ref 2014/6027/P.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 The waste storage shall be carried out in full accordance with the details hereby approved or any subsequent submission providing details of the location, design and method of waste storage and removal including recycled

materials approved in writing by the local planning authority, prior to the laying of the first slab below ground level. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 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.

- 10 As per the approved details secured on the 13/08/2015 under 2015/3013/P, the contract shall be adhered to with the Local Highway Authority to ensure: a) the reinstatement of a level public footway, by removing the existing vehicle crossover and dropped kerb and b) the installation of a resident's parking bay on the carriageway immediately adjacent to the reinstated footway. The building shall not be occupied until the works that are the subject of that contract have been completed.

Reason: To ensure that a) the pedestrian environment is improved and b) that an additional on-street parking bay is created to mitigate any detrimental impact on parking controls in accordance with policies T1, T3, T4 and A1 of the London Borough of Camden Local Plan 2017.

- 11 Prior to occupation of the development, 114 bicycle parking spaces for staff and the 20 bicycle parking spaces for visitors hereby approved shall be installed and available for use. The facilities shall be maintained in good working order thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T3 of the London Borough of Camden Local Plan 2017.

- 12 As per the approved details secured on 21/12/2017 under 2017/0371/P the supporting facilities for cyclists such as showers, toilets, lockers shall be provided in their entirety prior to the first occupation. The facilities shall be made available prior to occupation and maintained thereafter.



Reason: To ensure the development provides adequate facilities for cycling in accordance with the requirements of policies T1 and T3 of the London Borough of Camden Local Plan 2017.

- 13 The development shall be built in accordance with the plans as approved on 15/07/2015 under 2015/2700/P demonstrating the levels at the interface of the Development, the boundary of the Property and the Public Highway.

Reason: To ensure that the safety and efficiency and quality of the road network is maintained in accordance with policies T1, T3, T5 and A1 on the London Borough of Camden Local Plan 2017.

- 14 The development shall be built in accordance with the plans as approved on 15/07/2015 under 2015/2700/P which indicate the demarcation by the use of brass studs of the boundary between public highway and any forecourt. Prior to occupation, the brass studs shall be installed and maintained thereafter.

Reason: For the avoidance of doubt and in the interest of proper planning and enforcement.

- 15 Before the relevant part of the development commences, plans and scale 1:50 and supporting information detailing of the accessible features and facilities shall be submitted for approval by the Local Planning Authority in writing. This includes external features such as hard landscaping surface treatments including bollards and pedestrian entry doors. The approved features and facilities shall be installed prior to occupation and maintained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of London Borough of Camden Local Plan 2017.

- 16 The photovoltaic cells shall be carried out in full accordance with the details approved in connection with 2018/4273/P on 27/02/2019 or any subsequent submission of detailed plans showing the location and extent of photovoltaic cells to be installed on the building approved in writing by the Local Planning Authority, prior to the commencement of development on the relevant part of the building. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. Prior to the first occupation of the buildings, the cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 17 A suitably qualified chartered engineer as approved 29/10/2014 under ref 2014/6027/P with membership of the appropriate professional body shall inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure

compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment to the chartered engineer approved on 29/10/2014 under ref 2014/6027/P shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 18 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, D1, CC4 and A3 of London Borough of Camden Local Plan 2017.

- 19 The retail unit shall not be open to members of the public between the hours of 00:00 - 07:00.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, TC1, and TC2 of London Borough of Camden Local Plan 2017.

- 20 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and A1 of London Borough of Camden Local Plan 2017.

- 21 Prior to the installation of any kitchen extract system, details of how the system will be sound attenuated and isolated from the structure shall be submitted to and approved by the Council such that the use can be carried out without detriment to the amenity of adjoining or surrounding premises and in accordance with the noise criteria outlined in condition number 24. Prior to occupation, the approved measures shall be installed and remain in place for the lifetime of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and CC1 of the London Borough of Camden Local Plan 2017.

- 22 The development shall be built in accordance with the details secured under 2017/2506/P on 21/09/2017 for the detailed design on drawings scale 1:50 as well as supporting details of any ground floor air extraction vents as well as any other extraction vents located elsewhere including those relating the CHP as well as any associated filtering and/or attenuation devices. The details

approved shall be installed prior to first occupation and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1, CC1 and A4 of London Borough of Camden Local Plan 2017.

- 23 Prior to the installation of any kitchen extract system, a report detailing how odour will be managed shall be submitted to and approved by the local planning authority. Prior to occupation, the approved odour abatement measures shall be installed and remain in place for the lifetime of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, CC1 and D1 of London Borough of Camden Local Plan 2017.

- 24 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and CC1 of London Borough of Camden Local Plan 2017.

- 25 The scheme for noise mitigation for the external façade shall be carried out in accordance with the details approved in connection with 2018/3823/P on 14/11/2018 or any subsequent submission of a scheme for noise mitigation for the external façade approved in writing by the local planning authority, prior to the laying of the first slab above ground level. The buildings shall not be occupied until completed fully in accordance with such scheme as has been approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1, CC1 and A4 of London Borough of Camden Local Plan 2017.

- 26 The scheme for vibration mitigation shall be carried out in full accordance with the details approved in connection with 2018/3705/P on 13/11/2018 or any subsequent submission approved in writing by the local planning authority, prior to the laying of the first slab above ground level. The buildings shall not be occupied until completed fully in accordance with such scheme as has been approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1, CC1 and A4 of London Borough of Camden Local Plan 2017.



- 27 There shall be no loading or unloading of goods or refuse or other servicing activities outside of the hours of 08:00 - 20:00, except for the collection of clinical waste on Huntley Street which can occur between the hours of 07:00 - 08:00 and 20:00 - 21:00.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, T3, T4 and A4 of London Borough of Camden Local Plan 2017.

- 28 Prior to the installation of any plant (except for the vacuum insulated evaporator and the stand by generator) an acoustic report shall be submitted to and approved by the Local Planning Authority detailing how the required noise criteria as outlined within condition 24 will be met for each item of plant installed. Any attenuation measures detailed within the acoustic report approved by the Local Planning Authority shall be installed prior to occupation and remain in place for the lifetime of the development.

On commissioning the machinery and prior to the building being occupied a noise survey shall be carried out to ascertain the above noise criteria from the machinery are being met. An acoustic report shall be submitted for the approval of the Local Planning Authority. The Acoustic Report shall clearly contain map/plan showing all measurements locations, tabulated and graphically raw data, calculations /façade corrections /assumptions made, time date, etc.

(ii) All plant and machinery, and ventilation ducting shall be installed so as to prevent the transmission of noise and vibration within or at the boundary of any noise sensitive premises either attached to or in the vicinity of the premises to which this application refers.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of London Borough of Camden Local Plan 2017.

- 29 The development shall be carried out in accordance with the details approved on 28/10/2015 under 2015/2815/P which details how the required noise criteria as outlined within condition 24 will be met. All attenuation measures detailed within the acoustic report approved by the Local Planning Authority shall be installed prior to occupation and remain in place for the lifetime of the development.

On commissioning the machinery and prior to the building being occupied a noise survey shall be carried out to ascertain the above noise levels criteria from the machinery are being met. An acoustic report shall be submitted for the approval of the Local Planning Authority. The Acoustic Report shall clearly contain map/plan showing all measurements locations, tabulated and graphically raw data, calculations /façade corrections /assumptions made, time date, etc.

(ii) All plant and machinery, and ventilation ducting shall be installed so as to prevent the transmission of noise and vibration within or at the boundary of any noise sensitive premises either attached to or in the vicinity of the premises to

which this application refers.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of London Borough of Camden Local Plan 2017.

- 30 Prior to the installation of the stand by generator, an acoustic report shall be submitted to and approved by the Local Planning Authority detailing how the required noise criteria as outlined within condition 24 will be met. Any attenuation measures detailed within the acoustic report approved by the Local Planning Authority shall be installed prior to occupation and remain in place for the lifetime of the development.

On commissioning the machinery and prior to the building being occupied a noise survey shall be carried out to ascertain the above noise levels criteria from the machinery are being met. An acoustic report shall be submitted for the approval of the Local Planning Authority. The Acoustic Report shall clearly contain map/plan showing all measurements locations, tabulated and graphically raw data, calculations /façade corrections /assumptions made, time date, etc.

(ii) All plant and machinery shall be installed so as to prevent the transmission of noise and vibration within or at the boundary of any noise sensitive premises either attached to or in the vicinity of the premises to which this application refers.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of London Borough of Camden Local Plan 2017.

- 31 The roof terrace shall not be used for any purpose between the hours of 21:00 - 08:00.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of London Borough of Camden Local Plan 2017.

- 32 Before the relevant part of the development commences a scheme detailing the internal and external lighting proposals and predicted lighting levels and any mitigation required to ensure there is no adverse impact on neighbouring properties or the highway shall be submitted to and approved by the local planning authority. The approved scheme shall be installed prior to occupation and remain in place for the lifetime of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1 and A4 of London Borough of Camden Local Plan 2017.

- 33 The development should be carried out in accordance with the details approved on 21/12/2017 under reference 2017/2124/P and the acoustic report detailing the predicted impact of, and mitigation proposals for, the servicing area and the patient drop off area. Any mitigation and attenuation proposals

approved shall be installed prior to occupation and maintained for the lifetime of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, T3, T4, A1 and A4 of London Borough of Camden Local Plan 2017.

- 34 The security measures shall be installed in accordance with the details approved in connection with 2018/5615/P on 15/02/2019. The details agreed shall be installed prior to occupation and maintained thereafter.

Reason: To ensure the safety of visitors and users in accordance with policies G1, A1, D1, C5 and C6 of London Borough of Camden Local Plan 2017.

- 35 The development shall be carried out in accordance with the details approved on 06/08/2017 under reference 2015/3450/P in respect of the following:

- a) provide details on all structures
- b) accommodate the location of the existing London Underground structures and tunnels
- c) accommodate ground movement arising from the construction thereof
- d) mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2016 and Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 36 The development shall be carried out in accordance with the details approved on 18/06/2015 under reference 2015/2699/P in relation to the Impact studies of the existing water supply infrastructure. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with additional demand requirements arising from the development.

- 37 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure.

- 38 No servicing, delivery, waiting and no VIE (oxygen tank) related activities including deliveries, servicing, maintenance, vehicle waiting shall occur in University Street.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, T3 and T4 of the London Borough of Camden Local Plan 2017.

- 39 The obscure glazing for any hospital windows facing habitable windows or skylights of the Jeremy Bentham Pub shall be installed in full accordance with the details approved in connection with 2018/4918/P dated 16/11/2018. The obscure glazing shall be installed prior to occupation and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

##### 1 Reason for granting permission

The proposals seek to amend the design and height of the bin store located within the delivery and servicing area of the permitted scheme, adjacent to Paramount Court. The height of the approved bin store is 3.151m and the height of the proposed bin store is 4.851m, representing a height increase is 1.7m. The reason for this increase is that the steel structure would now be tied directly back to the Courtyard Building main frame at first floor level, to support a cantilevered steel floor to the Bin Store. The re-design of the structure is to avoid any loading or penetration onto the Spearmint Rhino basement roof and roof covering, which is underneath the bin store. The proposed bin store has been reviewed by the Council's Urban Design team and is considered acceptable in design terms. The revised height of the bin store would preserve the character and appearance of the conservation area.

There would be minimal impact on the amenity of the occupiers of Paramount Court. The bin store would remain between 6.1m and 5.7m from the rear elevation of Paramount Court. At the ground floor level of Paramount Court there are commercial uses with residential above. The revised roof level of the bin store would be below the window line of the first floor flats in Paramount Court. Therefore there would be minimal impact on daylight or sunlight. The louvre at the rear of the bin store is not a vent but has been detailed this way for lightness of appearance. Therefore, there should be no additional impact from odours. The bin store would have a green roof which would provide an acceptable outlook and visual amenity for the residents of Paramount Court.

The submission includes the details for waste storage (condition 8) so that this



condition can become a compliance condition. There would be thirty-three '770 litre' clinical waste bins, one '1100 litre' food waste bin, twelve '1100 litre' general waste bins and seven '1100 litre' recycled waste bins provided in a central waste compound at ground floor level. The plans also show where waste would be stored on each floor before being moved to the ground floor compound.

In addition, a letter from UCLH Trust has been submitted which acknowledges that the location, design and method of waste storage and removal are acceptable and will work operationally. It is noted that there is a planning obligation in the legal agreement attached to the parent permission which deals with the management of servicing.

The submitted details would provide sufficient storage for waste and are therefore acceptable and condition 8 can be amended to a compliance condition. The collection of waste from the ground floor level would be managed via the servicing management plan.

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

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 D1, D2 CC5, A4 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 The developer shall ensure that identifiable adequate facilities points to gain access to the void of the fabric of the building areas are provided for pest control treatment purposes.
- 3 The developer shall keep in contact with Crossrail 2 in relation to the build program of this development.

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

A handwritten signature in black ink, appearing to read 'DP', is located in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer