

Application ref: 2019/2497/P  
Contact: David Peres Da Costa  
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Date: 6 September 2019

**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**  
**25 Grafton Way**  
**London**  
**WC1E 6DB**

Proposal:

Details of acoustic report (prior to installation of standby generator) to partially discharge condition 30 of planning permission ref 2013/8192/P dated 22/09/2014 (as amended by subsequent permissions refs 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: Condition 30 Generator Submission prepared by Clarke Saunders Acoustics dated 24 April 2019; Cover letter prepared by JLL dated 13th May 2019.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting approval-

The generator would be located within an acoustic enclosure at Level 6 roof at the southern end of the Huntley Street building. The generator would be provided with screens on all sides, extending to a height of approximately 3m

above roof level. Owing to the relative levels of the development and neighbouring buildings, no noise-sensitive use will have a view of the generator. The generator would be isolated from its enclosure and building structure by means of internally-positioned high deflection spring mounts.

A desktop assessment has been made of noise emissions from the proposed generator, prior to its installation. The submitted Acoustic report demonstrates that the proposed generator will be at least 5dB below the background noise level. As such, the predicted levels of generator noise comply with the requirements of condition 24 and consequently satisfy condition 30. The acoustic report has been reviewed by the Council's noise officer who confirms that the amenities of the adjoining premises and the area generally would be safeguarded.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance 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 18 (Green roof), 23 (Odour abatement measures), 30 (Acoustic report - commissioning of generator), 32 (lighting) and 37 (Piling) 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 the details submitted for conditions 15 (Accessible features and facilities), 21 (kitchen extract system attenuation) and 28 (Acoustic report - plant) are currently 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 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