

Application ref: 2019/5266/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 6 May 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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 green roof required by condition 18 of planning permission 2013/8192/P, dated 22/09/2014 (as amended by 2017/4296/P dated 21/09/2017), 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: P4PBT STW AAB: 01 GA A31 175130 E; 02 GA A31 175131 D; 03 GA A31 175132 D; 05 GA A31 175133 D; RF GA A31 175134 D; P4PBT STW AFA: SL SOW A31 143141 I; 05 SOW A31 143142 J; 06 SOW A31 143144 C; 01 SEC A31 143211 H; 05 SEC A31 143213 K; 03 SEC A31 143214 I; SL SEC A31 143228 C; SL DET A31 143229 C; P4PBT STW AAB GND DET A31 143227 C;

Sky Garden Sedum Blanket Product Data Sheet; Urbanscape Green Roll Substrate Product Data Sheet; P4PBT CRE SAB SL IMP A21 210149 H; P4PBT GTA ALL 06 DET 3.03 000052 B; BREEAM - Healthcare 2011 Assessment (LE2 to LE5) prepared by Thomson Ecology dated 1st October 2018; P4PBT STW AFA: 03 DET A31 143230 B; 172-PL-:001; 002; 003; 004; 005; 006; The Apothecary's Garden prepared by Anna French Associates dated 4/11/2019; Landscape Maintenance Plan prepared by Anna French Associates dated 22 March 2018; Soft Landscape Specification prepared by Anna French Associates dated 22 March 2018;

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

Details submitted of the green roof include its location and a maintenance plan. The weight of this system is 40kg/sqm with the sedum blanket which is close to the limit that can be achieved in terms of loading on the lightweight roofs. The submitted details have been reviewed by the Council's Tree & Landscape officer. The lightweight green roof is considered to be justified given the saturated weight restriction. The details demonstrate that the development has undertaken reasonable measures to take account of biodiversity and the water environment.

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.

As such, the proposed development is in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that conditions 28 (Acoustic report - commissioning of plant), 30 (Acoustic report - commissioning of generator) 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) 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