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Planning Department,
Camden Council,
5 Pancras Square,
London,
N1C 4AG.

Your reference
Our reference Mortimer Market Centre
Telephone
e-Mail Pippa.Nisbet@eu.jll.com

18th August 2020

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR A TEMPORARY MOVEABLE LUNG HEALTH CHECK VEHICLE
THE MORTIMER MARKET CENTRE, CAPPER STREET, WC1E 6JB**

We write on behalf of UCLH NHS Foundation Trust (the “Client”) to submit a full planning application for the “erection of an articulated lung health check vehicle including three consulting rooms, reception area and facilities on the car park area to the rear of the Mortimer Market Centre, Capper Street, WC1E 6JB for a temporary period of 12 months.”

The health check vehicle is a moveable structure but is required to remain in situ for 12 months. It is needed in connection with the additional pressures faced on the NHS at present as a result of the COVID-19 pandemic.

This planning application comprises the following in addition to this covering letter:

- Planning Application form;
- CIL Form;
- Site Location Plan @ 1:1250;
- Block Plan – existing and proposed;
- Existing and proposed elevations;
- Proposed floorplan;
- 3D visuals;
- Planning Application Fee of £462 made via the Planning portal

The Site

The proposed site includes the small car park area to the east side of the Mortimer Market Centre. The car park currently includes 7 car spaces accessed via a controlled barrier. The Mortimer Market Centre is a six storey purpose built building on Mortimer Market off Capper Street (behind Tottenham Court Road) in the Bloomsbury Conservation Area. To the immediate east of the site lies the Macmillan Cancer Centre; to the north is the UCL Rayne

building; to the south is Shropshire house, which includes office uses; and to the west are retail/ office uses along Tottenham Court Road.

Background/ Proposals

Due to the recent pandemic, additional pressures have been placed on a lung health check service which is part of a lung cancer screening study. The study and lung health check service is conducted in conjunction with UCL and the Professor leading the study & service works within the Rayne Building.

The additional unit is required to help address the increased pressures and lost patient appointments due to the closure of the service during lockdown. The unit includes three consulting rooms specifically required for lung health checks to be carried out. The unit is required for a temporary period of 12 months to ensure the Trust can continue to meet the demands on its lung health check service and is critical to the Trust's operations and the success of the cancer study.

The specific siting of the unit will mean that 6 car parking spaces out of the existing 7 are temporarily out of operation. Whilst the car parking spaces would be temporarily lost, there are other car parking spaces around the Mortimer Market and on Capper Street. There is also a bike rack in front of the Mortimer Market as a sustainable travel alternative.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Where there is a difference in policy, Section 38(5) requires that the most recently adopted policy takes precedence.

The relevant Statutory Development Plan documents in consideration of this application include:

- The Camden Local Plan (July 2017);
- Camden Policies Map (May 2020);
- Fitzrovia Area Action Plan (March 2014); and
- The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011 (adopted March 2016).

Camden's Policies map shows that the Mortimer Market Centre lies within a Conservation Area, the central London Area, a safeguarding area (High speed 2), viewing corridor (Parliament Hill to Westminster Palace), and within Fitzrovia Area Action Plan boundary.

As the Examination in Public has taken place on the London Plan and the 'Intend to Publish' version was published in December 2019, this is a significant material consideration. References to the London Plan therefore focus on the 'Intend to Publish' version.

Camden Local plan 2017

Policy C1 (Health and Wellbeing) seeks to improve and promote strong, vibrant and healthy communities through ensuring a high-quality environment with local services to support health, social and cultural wellbeing and reduce inequalities. It notes that measures that will help contribute to healthier communities and reduce health inequalities must be incorporated into developments, where appropriate. The council also requires support of the provision of new or improved health facilities in line with Camden's Clinical commissioning Group and NHS England requirements.

Policy C2 (Community Facilities) sets out that the Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of the community. It states the Council will support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. In assessing such proposals, the Council will also balance the impact that proposals may have on residential amenity and transport infrastructure.

Policy D1 (Design) seeks to secure high quality design in development. It sets out that the Council will require development to meet a number of criteria including that it:

- a. *respects local context and character;*
- b. *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. *is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. *is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. *comprises details and materials that are of high quality and complement the local character;*
- f. *integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. *is inclusive and accessible for all;*
- h. *promotes health;*
- i. *is secure and designed to minimise crime and antisocial behaviour;*
- j. *responds to natural features and preserves gardens and other open space;*
- k. *incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. *incorporates outdoor amenity space;*

- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

Policy A1 (Managing the Impact of Development) seeks to protect the quality of life of occupiers and neighbours. It notes LBC will grant permission for development unless it causes unacceptable harm to amenity and suggests mitigation where necessary. Policy A1 takes into account a number of factors such as outlook, transport, noise.

Policy T2 (Parking and car-free development) states the Council will limit the availability of parking and require all new developments in the borough to be car-free. Any on-site parking is to be limited to: i. spaces designated for disabled people where necessary, and/or ii. essential operational or servicing needs.

Fitzrovia Area Action Plan (March 2014)

The site is located within the Fitzrovia Area Action Plan boundary. The AAP notes that the Plan area contains numerous medical and institutional facilities including University College Hospitals which is a major landowner and brings many employees, patients and visitors to Fitzrovia and Bloomsbury. The Fitzrovia area is noted as being home to a number of specialist medical facilities.

The AAP supports central London as a focus for homes, offices, hotels, shops and medical, educational, cultural and research institutions.

Intend to publish London Plan (December 2019)

Policy S2 (Health and social care facilities) states,

“A Boroughs should work with Clinical Commissioning Groups (CCGs) and other NHS and community organisations to:

- 1) identify and address local health and social care needs within Development Plans, taking account of NHS Forward Planning documents and related commissioning and estate strategies, Joint Strategic Needs Assessments and Health and Wellbeing Strategies;
- 2) understand the impact and implications of service transformation plans and new models of care on current and future health infrastructure provision to maximise health and care outcomes;
- 3) undertake a needs assessment to inform Development Plans, including an audit of existing health and social care facilities. Needs should be assessed locally and sub-regionally, addressing borough and CCG cross-boundary issues;
- 4) identify sites in Development Plans for future provision, particularly in areas with significant growth and/or under provision and to address needs across borough boundaries; and
- 5) identify opportunities to make better use of existing and proposed new infrastructure through integration, co-location or reconfiguration of services, and facilitate the release of surplus buildings and land for other uses.

B Development proposals that support the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported.

C New facilities should be easily accessible by public transport, cycling and walking.”

Planning justification for the proposal



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In relation to the above mentioned key policies, the proposal provides local services critically needed by the NHS in line with policy C1 and puts forward a facility to meet demands of the community in line with policy C2. The proposals are not in close proximity to residential premises. The unit faces onto other medical uses owned by UCLH and its immediate boundaries on all sides are for medical uses.

In respect of policies A1 and D1, the unit is lightweight in its appearance and is small scale. It has also been sited away from the main street behind the Mortimer Market Centre to minimise any visual impact. It will not cause any detriment to neighbouring uses, nor will it impact on transport movements.

Policy C2 seeks car free development so the temporary loss of 7 car spaces does not conflict with this. Finally, in line with the objectives of the Fitzrovia AAP and London plan policy S2, the proposal provides an essential facility to meet the additional requirements of health care facilities. Without this facility the Trust will struggle to meet the current pressures on its lung health check service & not be able to fulfil the requirements to complete its study on lung cancer.

I would be grateful if you can confirm acknowledgment of the above letter. Should you have any queries or require any additional information please do contact me on 07515 787204 or at pippa.nisbet@eu.jll.com.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Pippa Nisbet', written in a cursive style.

Pippa Nisbet
Director – Planning, Development and Heritage
Jones Lang LaSalle (JLL)