

Application ref: 2022/2379/P
Contact: Jennifer Walsh
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Date: 8 September 2022

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Jones Lang LaSalle Limited
30 Warwick Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Rosenheim Wing
25 Grafton Way
London
WC1E 6DB

Proposal:

Details of acoustic report to support stand by generator required by condition 30 of planning permission ref: 2015/2771/P dated 18/09/2015 (which amended 2013/8192/P dated 22/09/2014) 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 in 4 levels of basement; inpatient medical facilities and a ground floor retail unit (175 sq m approximate GIA) in a 7 storey development above ground (34,596.5 sq m GIA in total) including roof plant, a new pedestrian entrance on corner of Grafton Way and Huntley Street, a new service entrance on Huntley Street, a ground floor drop-off area off Grafton Way, and three roof gardens; and the relocation of the oxygen tanks to University Street frontage inside a new enclosure.

Drawing Nos: Clarke Saunders, Document ref: AS8175.220512.R1.0 dated 13th May 2022

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval:

Condition 30 states: 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.

The Environmental Health Officer has reviewed the submitted acoustic information by 'Clarke Saunders, Document ref: AS8175.220512.R1.0 dated 13th May 2022.

The generator is housed in an acoustic enclosure at Level 6 of the southern end of the Huntley Street building. The enclosure is fitted with sound attenuators on the ventilation air inlet and outlet; the exhaust system also incorporates attenuators.

The nearest affected receptors to the generator have been appropriately identified as residential windows on seventh floor level of the north and east facades of Paramount Court. Within the report, it has also been identified that third floor windows of the Jeremy Bentham pub on Huntley Street may be residential and therefore considered as sensitive to noise.

The plant noise levels have been adequately calculated taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the acoustic enclosure.

The calculations show that the noise criteria of the installation meet the Local Authority criteria and should not have an adverse impact on the nearest sensitive receivers.

It is therefore considered that the submitted acoustic submission meets Camden's Local Plan guidelines and is therefore acceptable in environmental health terms being in line with the requirements of the condition. Therefore the condition can be discharged.

- 2 You are advised that all of the conditions attached to the planning permission 2013/8192/P dated 22/09/2014 (as amended by 2015/2771/P dated 18/09/2015) have been approved.

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 2021.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer