

Application ref: 2023/0400/P
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Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Ansell and Bailey LTD
99 - 101 Farringdon Road
London
Greater London
EC1R 3BN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Royal Free Hospital
Pond Street
London
NW3 2QG**

Proposal: Installation of 2 x condenser units, support frame and acoustic screen at lower ground floor on the north elevation.

Drawing Nos: Design and Access Statement; 21043_(00)001_A; 21043_(00)003_A; 21043_(01)004_B; 21043_(01)014_A; 21043_(02)001_A; 21043_(02)002_A; 21043_(02)003_B; 21043_(02)011_A; 21043_(02)012_A; 21043_(02)013; Technical Selection NX2-G06/UP+EC/0042; Plant Noise Assessment; Noise Survey; 21-2137-ST-001_P3; 21-2137-ST-002_P2.

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 this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; 21043_(00)001_A; 21043_(00)003_A; 21043_(01)004_B; 21043_(01)014_A; 21043_(02)001_A; 21043_(02)002_A; 21043_(02)003_B; 21043_(02)011_A; 21043_(02)012_A; 21043_(02)013; Technical Selection NX2-G06/UP+EC/0042; Plant Noise Assessment; Noise Survey; 21-2137-ST-001_P3; 21-2137-ST-002_P2.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 4 The external noise level emitted from plant, machinery, or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from mechanical installations/equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The acoustic screen and plant support frame hereby permitted shall be erected in its entirety prior to the use of any of the plant and machinery hereby permitted, and shall be so maintained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from mechanical installations/equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informatives:

1 Reasons for granting permission:

The proposal is for the installation of two new condenser units to be located in an existing plant area to the north of the site at lower ground floor level. The proposed works are required in order to service the autoclaves/sterilisation equipment within the Manufacturing Pharmacy department of the hospital.

The proposed location of the two new condensers is within an existing plant area at lower ground floor level in the north of the site. The existing plant support frame would be extended to accommodate the two new chillers, which would be constructed of steel with open grate flooring. An acoustic screen would surround the extension of the plant area. Although the proposed units would have some public visibility, they would be located amongst a significant quantity of existing plant. Therefore, given the existing appearance of this area, the proposals would not significantly impact upon the appearance of the building or the wider conservation area.

Due to the nature and the location of the proposals, they would not impact upon neighbouring amenity in terms of loss of outlook, daylight, or privacy. A plant noise assessment and noise report were submitted that assessed the impact of the proposed equipment in terms of noise emissions, which have both been reviewed by the Council's Environmental Health Officer, who has confirmed that the noise emission levels of the proposed plant would meet the Local Authority criteria during the operating period with the specified mitigation methods. Approval will still be subject to conditions requiring compliance with Camden's noise standards.

No objections were received prior to the determination of this application. The planning 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 Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1, and A4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5

Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer