

Application ref: 2024/1276/P
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Date: 21 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Ansell and Bailey Ltd.
99 - 101 Farringdon Road
London
EC1R 3BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Royal Free Hospital
Pond Street
London
NW3 2QG

Proposal:

Minor-Material Amendment to condition 2 (approved plans) of Ref. 2022/1857/P for the installation of 4 no. air handling units (AHU) on first level roof facing west. 2 no. Chillers on fourth level roof facing north. 3 no. Condensers on fifth level facing west - Relocation of 2 no. condensers on fifth level facing west. 1 no. plant including a GRP enclosure and 3 Chillers on fifth level facing north and supporting structure. 1 no. AHU unit on fifth level facing south and supporting structure NAMELY alterations to sizes of acoustic screens
Drawing Nos: (00)001-B, (00)002-B, (00)003-B, (00)004-B, (00)005-B, (00)006, (00)007, (00)008, (00)009, (00)010, (00)011, (00)012, (00)013, (00)014, (00)015, (00)016, (00)017, (00)018, (00)019, (00)020, (02)001-B, (02)002-B, (02)011-B, (02)012-B, (02)005-B, (02)006, (02)007, (02)008, (02)009, (02)010, (02)011, (02)012, (02)013, (02)014, (02)015, (02)016, (02)017, (02)018, (02)019, (02)020

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 the original planning permission ref 2022/1857/P

dated 01/09/2022

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

- 2 For the purposes of this decision, condition no.2 of planning permission 2022/1857/P dated 01/09/2022 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

(00)001-B, (00)002-B, (00)003-B, (00)004-B, (00)005-B, (00)006, (00)007, (00)008, (00)009, (00)010, (00)011, (00)012, (00)013, (00)014, (00)015, (00)016, (00)017, (00)018, (00)019, (00)020, (02)001-B, (02)002-B, (02)011-B, (02)012-B, (02)005-B, (02)006, (02)007, (02)008, (02)009, (02)010, (02)011, (02)012, (02)013, (02)014, (02)015, (02)016, (02)017, (02)018, (02)019, (02)020

AHS23108 - Technical & Drawings, RFH Imaging VRF Tech Sub, 206-0904 R1-0 22.04.06 Noise Survey, 206-0904 R2-0 22.04.12 Plant Noise Assessment, 2345m sec 15.06 AC Unit Schedule 2345m sec 15.07 Process Chiller Schedule, 2345m sec 15.08 Chilled Water Chiller Schedule, 2345-RSP-XX-04-DR-M-04041-A1-T1 (Markup), 2345-RSP-XX-05-DR-M-02051-A1-T1 (Markup), 21-2121-ST-011-P1 - Plant Frame, 21-2121-ST-012-P1 - AHU Frame, 21-2121-ST-013-P1 - Riser Plans, 21-2121-ST-014-P1 - Riser Plans, 21-2121-ST-015-P1 - Riser Sections

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

- 3 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for approval:

The proposed alterations to the sizes of acoustic screens are considered acceptable in terms of design. The modifications are relatively minor in the context of the approved scheme, and there would be no harm to the character or appearance of the Mansfield Conservation Area.

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.

The amendments would not impact the noise assessment, and the same conditions requiring that the plant operate within the Council's adopted noise thresholds are attached to this approval. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval Ref. 2022/1857/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved scheme.

The site's planning history has been considered when making this decision. No objections were received following consultation procedures, and the CAAC responded with no comment.

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

2 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.

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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer