

Application ref: 2024/1884/P  
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Date: 15 July 2024

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

Phone: 020 7974 4444

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ANSELL & BAILEY Ltd Chartered Architects  
99-101 Farringdon Road  
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**  
**Camden**  
**NW3 2QG**

Proposal: Installation of temporary (max 2 years) air handling unit and secured enclosure on Rowland Hill Street frontage.

Drawing Nos: (01)001A, (00)003A, (00)002A, (00)001A, (02)002B), (02)001A, (01)002B, (03)001B, Design and Access Statement dated 5th January 2024, Noise survey and plant noise egress assessment dated 17th February 2024.

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:

(01)001A, (00)003A, (00)002A, (00)001A, (02)002B), (02)001A, (01)002B, (03)001B, Design and Access Statement dated 5th January 2024, Noise survey and plant noise egress assessment dated 17th February 2024.

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

- 3 The external noise levels emitted from plant/ machinery/ equipment shall ensure that the rating level of the noise emitted from the proposed installation located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound."

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.

- 4 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.

- 5 The equipment hereby permitted is for a temporary period only and shall be removed on or before 2 years after the date of this permission.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance and impact on amenity. The permanent retention of the structure would be contrary to the requirements of policy A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The application is for the installation of a temporary Air Handling unit (AHU) on the Rowland Hill Street side of the building. The unit is to be enclosed within a secure enclosure. The equipment is to be located externally, at ground level, within an existing loading bay. The equipment is required for Theatre 1 which is currently closed due to insufficient air flow, and Theatre 2 and 3, which are not receiving the correct air flow. The temporary Air Handling Unit will allow the theatres to be reinstated.

This part of the site is not located within a conservation area, but is located

near to the Hampstead and Mansfield Conservation Areas to the north.

The proposed secured enclosure, which houses the AHU equipment within it, is visible from the street. It would be viewed against the setting of the large scale commercial buildings on the hospital site and would be commensurate with the scale and design of the existing building. Therefore, given the existing appearance of this area, the proposals would not significantly impact upon the appearance of the building or the wider area. The equipment will be installed for a temporary period (max 2 years) and therefore the structure will not have any long term impact.

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 noise impact assessment has been submitted that assessed the impact of the proposed equipment in terms of noise emissions, which has been reviewed by the Council's Environmental Health Officer. The officer has confirmed that although the proposed installation will not quite meet the "LOAL (Green)" criteria of the local plan but should meet "LOAEL to SOAEL (Amber)", they are satisfied that the submitted acoustic submission adequately meets "LOAEL to SOAEL (Amber)" and is therefore acceptable in environmental health terms.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2023.

- 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](http://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 2023.

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