

Application ref: 2024/3184/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 9 September 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Montagu Evans LLP
Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

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: Demolition of existing cabin and section of retaining wall; relocation of seven condensers to under existing external staircase; erection of a prefabricated cabin unit with canopy, installation of plant including chiller units and air conditioning units.

Drawing Nos: Plans: (00)011; (00)012; (00)013; (00)014; (01)004; (01)005; (01)006; (01)013; (01)014, rev A; (01)015, rev A; (01)016, rev A; (02)001; (02)002; (02)003; (02)004; (02)011; (02)012;

Supporting information: Planning letter prepared by Montagu Evans, 30/07/2024; Design and Access Statement prepared by Ansell + Bailey, rev 02, July 2024; External Plant Noise Assessment prepared by RSK Acoustics, rev 04, 29/07/2024

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- (00)011; (00)012; (00)013; (00)014; (01)004; (01)005; (01)006; (01)013; (01)014, rev A; (01)015, rev A; (01)016, rev A; (02)001; (02)002; (02)003; (02)004; (02)011; (02)012;

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 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 machinery operating 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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Plan, elevation and section drawings, of the new canopy at a scale of 1:10;
- b) Manufacturer's specification details of the canopy.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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

Informative(s):

1 Reasons for granting permission/consent-

The proposal is to demolish an existing training cabin, and replacement with a new prefabricated cabin unit, enabling additional MRI services to the Royal Free Hospital. The return section of an existing retaining wall which adjacent to the existing cabin would also be removed. A canopy would also be constructed at the southern end of the cabin to provide covered shelter between the cabin and the main hospital building. New plant equipment would also be installed to serve the cabin.

The cabin would have a similar bulk and form and occupy a similar footprint as the existing cabin to be removed. Existing vegetation at the edge of the site between the cabin location, would also remain and provide some screening to the proposed cabin and plant equipment to the rear. The plant equipment are small scale and are discreetly located at this back of house area of the hospital.

The new canopy would be a minor ancillary structure and have limited visual prominence from the wider environment. Details of the canopy's materiality would be secured as a condition of permission.

In summary, the works will not harm the character and appearance of the existing hospital buildings and grounds, streetscene and wider neighbourhood.

With regard to noise, Council's Environmental Health Officer has reviewed the technical report addressing these matters. The Officer notes the assessment indicates that the proposed installation should be capable of achieving the Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors with specified noise mitigation. Conditions are therefore proposed to limit external noise levels to lower than typical background noise levels, ensure machinery, plant or equipment are fitted with proprietary anti-vibration isolators and fan motors to be vibration isolated from the casing and adequately silenced and maintained.

Given the nature of the use as cabin as an healthcare purposes, which requires climate controlled spaces for specialist medical reason, the air conditioning equipment to provide active cooling to this space, is considered acceptable in this instance.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comments have been received following statutory consultation on the application. 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, A4 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 3 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).
- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer