

Application ref: 2023/5317/P
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Date: 17 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Ansell & Bailey Ltd
99-101 Farringdon Road
London
Islington
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 new and replacement plant equipment, support frame, and acoustic screening at lower ground floor on the north elevation.

Drawing Nos:

(00)001 Rev A; (00)003 Rev A; (01)004 Rev A; (01)014 Rev A; (02)001 Rev A; (02)002 Rev A; (02)003 Rev A; (02)011 Rev A; (02)012 Rev A; (02)013 Rev A; 21-2137-ST-001 Rev C3; 21-2137-ST-002 Rev C2; 21-2137-ST-003 Rev C3; Plant Noise Assessment 2061437-RSKA-RP-002-(02) (prepared by RSK Acoustics, dated 13/10/2023); Air Compressor Schedule - HA0007-RSP-P3-SL-SH-M-0013; Process Chiller Schedule - 2548-RSP-XX-XX-SH-M-10XX3.

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)001 Rev A; (00)003 Rev A; (01)004 Rev A; (01)014 Rev A; (02)001 Rev A; (02)002 Rev A; (02)003 Rev A; (02)011 Rev A; (02)012 Rev A; (02)013 Rev A; 21-2137-ST-001 Rev C3; 21-2137-ST-002 Rev C2; 21-2137-ST-003 Rev C3; Plant Noise Assessment 2061437-RSKA-RP-002-(02) (prepared by RSK Acoustics, dated 13/10/2023); Air Compressor Schedule - HA0007-RSP-P3-SL-SH-M-0013; Process Chiller Schedule - 2548-RSP-XX-XX-SH-M-10XX3.

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 proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in RSK Acoustics report no. 2061437-RSKA-RP-002-(02).

Reason: To ensure that the amenity of visitors to the development site and occupiers of the 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 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 visitors to the development site and occupiers of the 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.

- 6 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 visitors to the development site and occupiers of the 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.

Informative(s):

1 Reasons for granting permission:

The proposal is for the installation of new and replacement plant equipment to be located in an existing plant area to the north of the hospital, facing onto Pond Street. The proposed works are required in order to service the pharmacy autoclave and would consist of three new chillers and one replacement condenser.

The location of the proposed new chillers would be to the flat roof of the pharmacy at lower ground level and the units would be contained within a steel acoustic enclosure, whilst the replacement condenser would be situated within the stair lightwell immediately adjacent. The units would sit atop an existing supporting steel frame, which would be extended to accommodate the new plant equipment, and would be surrounded by a steel acoustic screen. The appearance would largely match what was approved under application ref. 2023/0400/P, but the steel frame and screening would extend a little further in the direction of Pond Street. As in the case of the proposal previously approved, the proposed works would have some public visibility, however would be located amongst an area where there is already a significant quantity of existing plant. The proposed works would simplify this appearance with the introduction of the acoustic screen, which would also not be out of character with the appearance of the area. Therefore, given the existing context of the site and the nature of the proposed works, the proposals would not significantly impact upon the character or appearance of the building.

It is noted that the application site does not actually sit within a conservation area (which the previous permission 2023/0400/P incorrectly stated), but is immediately on the boundary of the Hampstead Conservation Area. The proposal would not be considered to harm the character and appearance of this conservation area overall, and the council has had special regard to the desirability of preserving the character and appearance of the immediately adjacent 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 was submitted that assessed the impact of the proposed equipment in terms of noise emission, which has been reviewed by the Council's Environmental Health Officer. It has been confirmed that the proposed plant would meet the Local Authority criteria during the operating period with the specified mitigation methods and subject to conditions, which have been attached to this decision.

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.

As such, the proposed development is in general accordance with Policies A1, A4, and D1 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 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) 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



Daniel Pope
Chief Planning Officer