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| LDC (Proposed) Report | | **Application number** | 2025/1644/P |
| **Officer** | | **Expiry date** | |
| Adam Afford | | 11/06/2025 | |
| **Application Address** | | **Authorised Officer Signature** | |
| **Royal Free Hospital**  **Pond Street**  **London**  **NW3 2QG** | |  | |
| **Conservation Area Article 4** | | | |
| Mansfield Conservation Area | | Basements | |
| **Proposal** | | | |
| Installation of pipework infrastructure for the facilitation of low carbon heating and cooling equipment, in association with the distribution of lower temperature hot water to plant rooms and air handling units (AHUs). | | | |
| **Recommendation** | **Grant Lawful Development Certificate** | | |

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| **Town & Country Planning (General Permitted Development) Order 2015 (as amended) - Schedule 2, Part 7 (Non-domestic extensions, alterations etc)** | | |
| **Class M** - *extensions etc for schools, colleges, universities, prisons**and hospitals* | | |
| If YES to any of the questions below, the proposal is not permitted development: | | Yes/No |
| M.1(a) | If the cumulative gross floor space of any buildings erected, extended or **altered** would exceed;  (i) 25% of the gross floor space of the original school, college, university, or hospital buildings  (ii) 250 square metres | No |
| M.1(b) | If any of the development would be within 5 metres of a boundary of the curtilage of the premises. | No |
| M.1(c) | if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used | No |
| M.1(d) | if the height of any new building erected would exceed 5 metres; | No |
| M.1(e) | if the height of the building as extended or altered would exceed (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or (ii) in all other cases, the height of the building being extended or altered; | No |
| M.1(f) | if the development would be within the curtilage of a listed building; or | No |
| M.1(g) | unless—  (ii )in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services. | No |

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| Conditions. If NO to the question below, then the proposal is not permitted development: | | |
| M.2(a) | the development is within the curtilage of an existing school, college, university or hospital; | Yes |
| M.2(b) | the development is only used as part of, or for a purpose incidental to, the use of that school, college, university or hospital; | Yes |
| M.2(c) | any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university or hospital buildings; and | Yes |
| M.2(d) | any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered. | Yes |
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| The proposal is considered to satisfy all criteria as set out under Part 7, Schedule 2, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and as such, would be permitted development and lawful.  **Recommendation:** Grant certificate of Lawful Development |