

Delegated Report		Analysis sheet		Expiry Date:	27/01/2014
		N/A / attached		Consultation Expiry Date:	02/01/2014
Officer			Application Number(s)		
Charles Thuaire			2013/7352/P		
Application Address			Drawing Numbers		
Royal Free Hospital Pond Street NW3			See ddn		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of extensions and plant room to A&E Department at lower ground floor level within undercroft area, installation of 3 external condenser units on adjoining staircase, and addition of new external plant enclosure at 4 th floor of podium block, all facing Pond Street.					
Recommendation(s):		Grant permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. notified	53	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>Plus site notice and press advert expiring 30/12 and 02/01 respectively.</p> <p><u>2 objections from neighbours opposite</u> at 17a Pond St (opposite main vehicular entrance to hospital) and 35 Pond Street (opposite pedestrian staircase to podium level)-</p> <p>Already experience noise nuisance from plant and drivers especially in quiet evenings; proposed new plant in 3 locations will make this worse; should be no more ventilation plant facing Pond St.</p> <p>Loss of daylight, sunlight and privacy from 4th floor plant room; without seeing plans on website, also object to design and bulk of 4th floor plant room if visible.</p> <p>No plans on website so a holding objection until more info available (<i>website viewed over Christmas break when there was a delay in uploading plans</i>)</p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Hampstead CAAC</u>- no response</p>					

Site Description

Large well known hospital with its main frontage and entrances along Pond Street, bordering Hampstead Conservation Area opposite.

Relevant History

None directly relevant

Relevant policies

LDF Core Strategy and Development Policies

CS1 - Distribution of growth
 CS5 - Managing the impact of growth and development
 CS10- Supporting community facilities
 CS14 - Promoting high quality places and conserving our heritage

DP15- Community and leisure uses
 DP24 - Securing high quality design
 DP25 - Conserving Camden's heritage
 DP26 - Managing the impact of development on occupiers and neighbours
 DP28 - Noise and vibration

CPG 2013

London Plan
NPPF

Assessment

Proposal involves 3 separate elements relating to the Pond Street elevation-

A&E Dept within undercroft- this is at a lower ground level below the upper level podium, with a separate entrance for ambulances etc from Pond St and enclosed servicing and turning area with cycle store, carparking etc. Proposals are all internal within this enclosed undercroft- build an extension to the pedestrian entrance area facing the vehicular entrance and another extension further west next to the ambulance entrance (total 428sqm); build a store (50sqm) adjoining the street NW facing frontage; relocate and rationalise the car and cycle parking, stores etc along the street side; instal a new plant room on the internal SE facing frontage (54sqm).

Pedestrian staircase on Pond St- this is an external stair which connects the street with the upper level podium and public entrance. At present it has 2 small condenser units on a lower wall; proposal is to add 3 more here under the landing.

4th floor of podium- the roof plant room currently has some external plant surrounded by an acoustic screen set back from the parapet; proposal is to create another similar screen for 5 external condenser units, 2m wide, 10m long and 2m high, further along this narrow roofspace.

Design-

The works to the undercroft will not be readily visible to the public realm, with only a small part of the entrance extension possibly being visible through the vehicular entrance or to the side of the adjoining external staircase. The contemporary simple design, using clear and coloured glazed and metal panels, is acceptable in this location. It will have no effect on the adjoining conservation area.

The condenser units on the staircase are largely hidden behind walls so as not to be readily visible from the street; their location and design is acceptable on this utilitarian structure.

The 4th floor roof plant will match an identical screened enclosure further along this roof level and will match it in terms of materials and colour (with a condition imposed to ensure this). The structures are discreet and blend in with podium's roof; they are appropriate at this location and are not readily visible from street level and will not harm the adjoining conservation area.

Amenity-

An acoustic report has been submitted, and subsequently updated to refer to a more recent background noise survey and revised to be more comprehensive referring to all proposed units. It shows that -

- a) the internal plant room within the undercroft will comfortably meet Council noise standards of 10dBA below background noise levels ie. 37dBA, thus below the 41dBA required threshold;
- b) staircase units will have 50dBA thus above this threshold and so an acoustic enclosure is proposed to reduce this to 38dBA;
- c) roof plant units will have 44dBA thus an acoustic louvred screen is proposed to acheive 32dBA.

The screens suggested here are acceptable in principle in their size, location and design but a condition is recommended to ensure the final details are appropriate. The plant equipment with these

acoustic attenuation measures will therefore be acceptable in noise terms.

There will be no impact on daylight, sunlight, outlook or privacy to residents opposite from the proposed extensions in the undercroft or on the 4th floor roof.

Recommendation - approve