

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	22/01/2013
	N/A / attached	<b>Consultation Expiry Date:</b>	3.1.13

<b>Officer</b>	<b>Application Number(s)</b>
Charles Thuaire	2012/6369/P

<b>Application Address</b>	<b>Drawing Numbers</b>
Royal Free Hospital Pond Street London NW3 2QG	See decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

<b>Proposal(s)</b>
Erection of energy recovery equipment enclosure to roof of plant room tower plus associated louvred panel and maintenance access walkway, to western façade of hospital (Class D1)

<b>Recommendation(s):</b>	<b>Grant permission</b>
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<b>Application Type:</b>	<b>Full Planning Permission</b>
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<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

<b>Consultations</b>
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<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		

<b>Summary of consultation responses:</b>	Plus site notice and press advert- no responses
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<b>CAAC/Local groups* comments:</b> *Please Specify	Mansfield CAAC- no objection Hampstead CAAC- no response received (note- they had no objection to previous withdrawn scheme)
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<b>Site Description</b>
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Large hospital built in 1970's with entrance and service access off Pond Street and its western façade with plant rooms etc faces Hampstead Green. Borders Hampstead CAAC along this frontage and is near Grade 2\* listed St Stephens church to the west.

<b>Relevant History</b>
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2012/4276/P- Erection of energy recovery equipment enclosure at 5th floor level to existing podium roof of plant room of existing hospital (Class D1) - withdrawn 10.10.12

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

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

London Plan

NPPF

## Assessment

This case is a resubmission from a previous scheme for roof plant here which was withdrawn following officers' advice that the roof top structure extension with bridge across the podium was too bulky and prominent in views from Pond St. It has been accordingly revised so that most of the new plant is now housed within the structure.

The application relates to an exposed lift/staircase tower on the NW corner of the podium level of the main hospital as it faces Pond St carpark and service road. This tower is slightly separated by a gap from the main podium and has a large bulkhead on top of which is a smaller protruding extract shaft. The facade along the SW side of the podium facing Hampstead Green has a 1970's Brutalist style in concrete but its coherence has been eroded over time with various alterations and additions of plant etc.

The proposal now involves adding an enclosure to the roof of the plantroom to house energy-recovery equipment for the AHU area which is being refurbished; this will recover heat energy from the existing extract ventilation system shaft and will allow reduction of 225 tonnes of CO2 emissions. Externally, the new room will be added behind the existing projection on the tower bulkhead facing Hampstead Green; a maintenance access walkway will bridge the gap between the bulkhead and podium plus safety railings added to the roof of podium; a louvred panel will be added to the western facade of the bulkhead facing the church.

Although the new enclosure is slightly higher than the existing projection, this increased height will not be apparent from Pond St. Although the rear-ward projection will be visible across the gap from Pond St, this is considered acceptable as a minor extension above the tower bulkhead- it is well set back from Pond St façade and reads as a subservient extension to the tower; it is still separate from the podium and, unlike the previous proposal, does not bridge the gap so that it does not result in coalescing the tower with the podium element in terms of overall bulk. The access walkway is very lightweight and well set back from Pond St façade and will have limited visibility and indeed minimal impact on the overall hospital bulk and form. The enclosure will be entirely visible from the western facade facing the Green but again this reads as a sympathetic extension to the service tower in conjunction with the existing projection here. The louvred panel below is also considered acceptable as a minor façade alteration. As noted above, the impact on the Brutalist style of this facade is acceptable given that its coherence and quality has been diminished by past alterations. Materials in metal cladding panels will be coloured to blend in with the existing building.

The plant will have no impact on the character of the adjoining conservation area and setting of the nearby listed church.

The plant has no moving parts or machinery as this is purely for air extraction and thus no noise will be generated. There will be no impact on neighbouring light, outlook or background noise levels.

The scheme is thus acceptable in design, bulk, heritage and amenity terms.

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