

Ansell and Bailey  
24-32 Stephenson Way  
London  
NW1 2HD

Application Ref: **2010/3884/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

2 November 2010

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Royal Free Hospital**  
**Pond Street**  
**London**  
**NW3 2QG**

Proposal:

The erection of a three storey office building to relocate administration staff from main building of the Royal Free Hospital (Class D1), following demolition of existing 2 storey modular office building.

Drawing Nos: Site Location Plan; (00)001A, 002A, 003, 004, 005, 006A, 007, 008, 014; (01)001, 010, 011; (02)010, 011, 012, 013, 014; Landscape Sketch dated 16.7.10; revised Bream 2008 Pre Assessment dated 28.9.10; revised Sustainable Statement dated 28.9.10; Acoustic Report dated 5.8.10; letter from agent dated 28.9.10

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 No development shall take place until full details of hard and soft landscaping, surfacing and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The proposed building shall be only used as ancillary office accommodation to the main Class D1 hospital use and shall not be used as separate Class B1 office accommodation.

Reason: To ensure that the future occupation of the building complies with landuse policy on new business uses and does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies SD6, E1 and T1 of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS1, CS5, CS8 and CS11 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP26 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least

5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS1 and CS5 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS1 and CS5 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the development commences, details of the proposed cycle storage area for twelve cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006; policy CS11 of the London Borough of Camden Local Development Framework Core Strategy; and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Details of the layout and design of the proposed carpark, including location of 4 disabled carspaces and non-parking (ie. manoeuvring and servicing) areas, shall be submitted to and approved by the Council and shall be provided in accordance with the approved details before the development is occupied. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles by hospital staff.

Reason: To ensure that the use of the premises does not add to parking pressures

in surrounding streets which would be contrary to policies SD6 and T9 of the London Borough of Camden Replacement Unitary Development Plan 2006; policy CS11 of the London Borough of Camden Local Development Framework Core Strategy; and policy DP19 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans - Site Location Plan; (00)001A, 002A, 003, 004, 005, 006A, 007, 008, 014; (01)001, 010, 011; (02)010, 011, 012, 013, 014; Landscape Sketch dated 16.7.10; revised Breeam 2008 Pre Assessment dated 28.9.10; revised Sustainable Statement dated 28.9.10; Acoustic Report dated 5.8.10; letter from agent dated 28.9.10.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the

measures that have been indicated to date.

- 6 You are advised of the need to make proper provision for drainage and sewerage connections and to gain prior approval from Thames Water (tel 0845-8502777) for discharge to a public sewer. You are also advised that a minimum pressure and flow rate of water should be taken account of in the design of the development. For further information and advice on all these matter, please contact Thames Water (tel 01923-898072).

- 7 Reasons for granting planning permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006 ( SD1 - Quality of life, SD2 - Planning obligations, SD6 - Amenity for occupiers & neighbours, SD7 - Pollution, SD8 - Disturbance, SD9 - Resources and energy, SD12 - Waste, B1 - General design principles, B7 - Conservation Areas, N5 - Biodiversity, C1 - New community uses, E1 - location of new business uses, T1 - Sustainable transport space, T3 - Pedestrians and cycles, T7 - Off street carparking, T9 - Impact of parking, T12 - Works affecting highways).

- 8 Reasons for granting planning permission [continued] -

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Local Development Framework Core Strategy (CS1 - Distribution of growth, CS5 - Managing the impact of growth and development, CS8 - Promoting a successful and inclusive Camden economy, CS10 - Supporting community facilities, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving open spaces & encouraging biodiversity, CS16 - Improving Camden's health and well-being, CS17 - Making Camden a safer place, CS18 - Dealing with waste, CS19 - Delivering and monitoring the Core Strategy); and the London Borough of Camden Local Development Framework Development Policies (DP13 - Employment sites and premises, DP15 - Community and leisure uses, DP17 - Walking, cycling and public transport, DP19 - Managing the impact of parking, DP21 - Development connecting to highway network, DP22 - Sustainable construction, DP23 - Water, DP24 - Securing high quality design, DP26 - Managing the impact of development on occupiers and neighbours, DP28 - Noise and vibration, DP29 - Improving access, DP32 - Air quality).

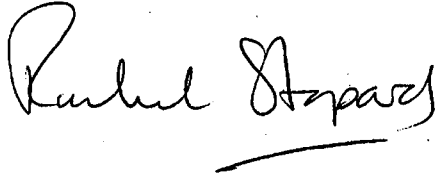
- 9 Reasons for granting planning permission [continued] -

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:-The creation of expanded office floor space here is acceptable as it is only displaced from existing ancillary office accommodation within the main hospital block and is ancillary to the main D1 use. Demolition of the existing structure is acceptable and the replacement block is considered appropriate in terms of location, bulk, height, footprint and façade design. It will preserve and enhance the appearance of the site and the adjoining conservation area. It will meet sustainable targets as far as is reasonable

practicable for a building of this nature.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).