

Delegated Report		Analysis sheet		Expiry Date:		05/10/2009	
		N/A / attached		Consultation Expiry Date:		22/09/2009	
Officer				Application Number(s)			
Jonathan Markwell				2009/3256/P			
Application Address				Drawing Numbers			
Royal Free Hospital Pond Street London NW3 2Q9				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of brick enclosure and ducting in association with the installation of a Liquid Nitrogen Storage tank at site fronting Roland Hill Street.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	19	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		In addition to the adjoining occupiers being formally consulted, a site notice was erected on 28/08/2009, expiring on 18/09/2009. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					
Site Description							
<p>The application site comprises part of the garden area within the grounds of the Royal Free Hospital. More specifically it adjoins the existing parking spaces located on Rowland Hill Street (to the south), is to the west of the existing plant room within these gardens and 15m to the west of the main hospital building. The garden area is not identified as an area of public or private open space within the UDP. Within the garden area there are areas of shrubbery and a number of trees, of differing types and maturity. Closest to the application site is a mature lime tree, an ash and a sycamore tree within the garden area. The site is located within an area of varied topography, with the land rising from north to south at this point.</p> <p>Beyond the Rowland Hill Street highway, to the south of the application site, is St Bartram's Residential hostel. To the south-west of the application site is The George Public House, located on the junction of Rowland Hill Street and Haverstock Hill. Also to the west of the application site is an existing sub-station and to the north-west, beyond the garden area is a car-park associated with Royal</p>							

Free Hospital.

The application site is not adjacent to any listed buildings, nor is it located within a conservation area. Furthermore, none of the trees in the immediate vicinity of the application site are protected by TPOs.

Relevant History

None.

Relevant policies

Circular 04/00: Planning controls for hazardous substances. Published 8 May 2000.

London Borough of Camden Replacement Unitary Development Plan 2006

SD1 - Quality of life

SD6 - Amenity for occupiers and neighbours

B1 - General design principles

T9 - Impact of parking

N8 – Ancient Woodlands and trees

Camden Planning Guidance 2006

Assessment

Introduction

Planning permission is sought for the erection of a brick and metal fence enclosure to contain a liquid nitrogen storage tank. It is also proposed to install associating ducting, with a timber trellis cladding, to connect the storage area with the hospital building. The enclosure will comprise a brick structure on the south (Rowland Hill Street) and west elevations, with a metal fence and gates enclosing the north and east elevations. The liquid nitrogen storage tank is required to enable a new Biobank research facility to operate from the Royal Free Hospital.

Design

The proposed enclosure is approximately 6.74m in length, 3.815m in width and m 2.2m in height. The liquid nitrogen container will be safely enclosed within this area, with a 0.7m gap between the edge of the container and the enclosure on all sides. The proposed container will include a duct leading from the enclosure to connect to the hospital building at this point. It will run beyond the north elevation of the existing plant room (located to the east of the proposed enclosure) at a height of 2.2m at this point and continue beyond the garden area to connect with the hospital building at below ground level.

The proposed enclosure comprises a part brick, part fenced design. The applicant has confirmed that the proposed brickwork will match that of the neighbouring plant building. It is not possible for the enclosure to be entirely enclosed by brickwork, as health and safety requirements dictate that there should be ventilation for the tank. As such, the north and east elevations (neither of which face towards the Rowland Hill Street highway) will include a polyester powder coated steel fence finish, with similar gates on the east elevation. These elevations will be partially hidden by existing vegetation within the garden area. In design terms, the proposed structure is a simple composition which will align with the existing character of the plant room and sub station on this side of the Rowland Hill Street highway. As such, no design concerns are raised in this regard.

The proposed ducting area will be 13.2m in length from the proposed enclosure to the main hospital building. It is approximately 0.5m in height and will be positioned a minimum of 2.2m above ground level. To mitigate the visual impact of the ducting area, it is proposed to install a timber cladding finish around the duct. A trellis area on the south elevation (facing Rowland Hill Street) will also reduce the visual harm of this duct. Given the context of the site and surroundings, the proposed duct is considered to be satisfactory in design terms.

Amenity

In terms of amenity, the applicant has submitted a safety statement, safety sheet and specification in relation to the proposed liquid nitrogen storage tank. The location of the tank has been carefully

considered in order to reduce any risks associated with the storage of liquid nitrogen. It is located within the Royal Free Hospital grounds, but away from the main building and the main entrances to the building where there is the greatest concentration of persons. Furthermore the detailed design of the enclosure, by including a part brick/part fenced design results in the storage area being in an open ventilated form. This will mitigate the impact of any accidental discharges from the facility. Moreover, the metal fencing being located on the elevations facing the garden area means that in the case of accidental discharge, it is likely to be directed away from the Rowland High Street highway.

In terms of the ducting associated with connecting the tank to the hospital building, this has intentionally been designed to be at a high level to minimise malicious or accidental damage. In addition, the cladding surrounding the pipes will reduce the potential damage further. The minimum 2.2m height means that access to the garden area from Rowland Hill Street will not be comprised by the proposed duct.

In addition, it is confirmed that liquid nitrogen is only dangerous in a liquid form. If it is exposed to the atmosphere it quickly turns to a gas. Given the open location of the proposed facility, if any accidental discharges are made, it is therefore considered unlikely to cause a threat to persons in the vicinity. The Council's Environmental Health Team were consulted about the application and advised that no concerns would be raised. Given this context, the proposed storage facility and liquid nitrogen tank is not considered to raise any amenity issues. Notwithstanding this, it is advised that an informative is added stating that the applicant should liaise closely with the Health & Safety Executive during the course of the installation and operation of the facility.

Trees and landscaping

Despite the application site being located in close vicinity of a number of trees, the applicant has not submitted a tree report in support of the application. It is worthy to acknowledge that the application site is not within a conservation area, nor does it include any trees with TPOs. Notwithstanding this, the proposals have been considered by the Council's tree officer.

It is considered likely that an ash and a sycamore tree will be required to be removed from within the garden area as a result of the proposed development. These trees are considered to provide a decent level of visual amenity and screening and contribute to the character of the area. As such, it is recommended that these trees should be replaced as part of the scheme and it is considered that there is ample scope for this to be done close-by. The applicant has provided commentary within the submission to indicate that replanting will take place as part of the proposals. However, to ensure that this occurs, details of the tree replanting shall be submitted to and approved by the Council.

The footprint of the proposed enclosure also comes within the Root Protection Area of a mature Lime. This tree is considered to be an important landscape feature and is considered to meet the TPO criteria. The plan submitted by the applicant states that foundation details are to be agreed. As such, it is proposed to seek further details of the design of the building foundations so as to ensure no harm comes to the root system of this tree. Again, this will be secured via condition.

Transport

The proposed enclosure will protrude into three existing parking spaces on the Rowland Hill Street highway by a depth of approximately 0.3m. There will be no reduction in the number of parking spaces as a result of the proposals and the scheme will not impinge on the continual use of these parking spaces. As such, no transport implications are envisaged by the proposed scheme.

Other issues

The application site is located within an area where it is identified that there is potential for land contamination and also an archaeological importance area. Given that the proposals involve only very limited groundworks (given the duct is to be located externally), it is not considered necessary to require ground investigation works to take place with regard to contaminated land or archaeological

implications.

Recommendation: Grant Planning Permission

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