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Dear Mr Thuaire

**Planning Application for New Medical Building
The Pears Building, Royal Free London Hospital, Hampstead, NW3 2QG**

Please find enclosed a full planning application submitted on behalf of Royal Free Charity Developments Limited (RFC) for your consideration. The proposed development comprises demolition of the existing car park and construction of the Pears Building.

Description of Development

The application seeks full planning permission for the following:

Demolition of the existing multi-storey car park and structures on site and construction of a new 7 storey building on a sloping site to provide 9,620sq.m (GEA) of floorspace for laboratory and research space, a patient hotel, Royal Free Charity office space and a replacement car park with 58 spaces all ancillary to the Royal Free Hospital together with landscaping, mechanical plant and infrastructure works.

Background

The Royal Free Charity, University College London (UCL) and the Royal Free London NHS Foundation Trust have entered a partnership to establish the Pears Building at the site.

The vision for the Pears Building is to house the Institute of Immunity and Transplantation providing a world-class research organisation in the heart of London. It will be the only such global research facility outside the USA and one of only five in the entire world.

Work undertaken at UCL and the Royal Free into regenerative medicine has already changed the face and the future of medical science. Current research on stem cell technologies, constructing implants and implementing gene therapy will provide treatment for many degenerative diseases that currently have limited or no effective treatment.

The Pears Building will also house Royal Free Charity Offices, a replacement car park and a new patient hotel.

The Pears Building

The need for the scheme and the public benefits delivered by the Pears Building are very considerable. Given the ambition of what is proposed these public benefits are of national importance and are unlikely to accrue to the UK, London or LB Camden if the proposal does not proceed. These public benefits are:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Delivery of a world class research organisation at the heart of London;
- Linkages with local healthcare provision at the hospital to ensure London residents benefit directly;
- Additional patient accommodation at the hospital for patients who require an overnight stay but do not need to be admitted to a ward;
- Accommodation for the Royal Free Charity and their volunteers;
- A prestigious venue for fundraising for the hospital;
- Generation of employment;
- Improving the townscape, landscaping the front of the site to integrate with Hampstead Green, and provision of a replacement garden.

The value of the Institute and scheme to the nation is highlighted by the strong level of support received from the Prime Minister; Greg Clark Minister for Universities; Science and Cities; Glenda Jackson MP; Mike Freer MP; and Boris Johnson, Mayor of London. Letters showing their support are included with the Planning Statement.

Given the national importance of the scheme we trust the development proposals will meet with the Council's approval and be recommended to Planning Committee without delay.

Application Documents

The application comprises 1 hard copy and 1 copy on CD of the following information:

- Application Form and Certificates
- CIL Form
- Drawing Schedule
- Application Drawings
- Planning, Design and Access Statement prepared by Hopkins Architects
- Arboricultural Development Report (including drawings) prepared by Arbtech
- Basement Impact Assessment prepared by ESI
- CFD Analysis of Building Fume Exhausts prepared by Censum
- Construction Dust Risk Assessment prepared by Temple;
- Daylight and Sunlight Report prepared by EB7
- Archaeological Desk Based Assessment prepared by AOC
- Outline Construction Management Plan Elliott Logistics
- Ecological Assessment (Extended Phase 1 Habitat Survey) prepared by Arbtech
- Energy Statement prepared by BDP
- Flood Risk Assessment prepared by ESI
- Noise Statement for Planning prepared by BDP
- Planning Statement prepared by Savills
- Heritage Appraisal prepared by KM Heritage
- Geo-environmental and Geotechnical Site Assessment prepared by RSK
- Statement of Community Involvement prepared by Savills
- Sustainability Statement (including BREEAM Assessment) prepared by BDP
- Transport Assessment (including Servicing and Delivery Plan, and Travel Plan) prepared by Vectos

A cheque of £28,134 made payable to the London Borough of Camden is also enclosed to cover the statutory planning application fee.

I trust the enclosed is in order and look forward to receiving confirmation that the application is validated. In the meantime, please do not hesitate to contact me should you have any queries.



Yours sincerely

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

Simon Myles
Associate

c.c. E. Fasanya, Hopkins Architects
C. Burghes, Royal Free Charity