

243 Haverstock Hill
Hampstead,
London.
NW3 4PR

Charles Thuaire
Planning Department
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

8th December 2014

Dear Mr Thuaire

**Re: Planning Application: 2014/6845/P
Proposed New Institute of Immunology, Royal Free Hospital, Pond Street**

I am writing with regard to the proposed New Institute of Immunology.

Let me begin by saying that I am strongly in favour of the Royal Free Hospital; as an institution I think they provide an excellent service for the local community. I am also in favour of the medical research that is proposed at the new site, and indeed I have donated money on several occasions to the Royal Free charity in order that they can pursue such research. However, I am strongly opposed to such a large building which will ruin the character of the local neighbourhood.

The reasons for my objections are:

(1) Such a large mass building will have a major impact on the attractiveness of the local area, in particular the conservation areas around the building, and on St Stephen's. This is particularly the case with the visual appeal of the Hampstead Green, which will feel much more 'urban' and less like a 'green space'. Whilst some of the trees are retained, the removal of the smaller bushes, and of the memorial garden, will remove valuable green space.

(2) In my view, 7 storeys is far too large to be in-keeping with the area. If I asked to add four storeys onto the top of my house I would (quite rightly) be laughed at by the planning department! I object to the height, width and design of the building plans that have been submitted. As well as the visual impact of dominating Hampstead Green, which is by far my greatest concern, the building will probably be illuminated at night (from scientists working and hotel guests) which will create light pollution in the evenings. It will also overlook the local school, (the school to which I would like to send my two children), which I think is potentially detrimental to the childrens' safety.

(3) The impact on traffic will be material. In particular, Rowland Hill St is currently rarely used by cars, and as I understand the plans, there will be a significant increase in the number of vehicles using this road, both during construction and afterwards. I am particularly concerned about the increased number of vehicles turning right from Haverstock Hill down Rowland Hill St, which will cause large traffic jams on Haverstock Hill (exacerbating heavy traffic on an already busy road). This will also make life tougher for pedestrians, as there is no pedestrian crossing between the crossing point with Pond Street and Belsize Avenue.

(4) There will be a significant loss of parking spaces, and this will create difficulty for local residents parking in neighbouring streets, particularly at weekends when parking restrictions do not apply.

31A Lyndhurst Road
Hampstead
London
NW3 5PB

13 October 2014

FAO: CHARLES THUAIRE
Camden Council Planning Department
London
NW1

RE: Planning Application Reference Number: 2014/6845/P

Dear Mr Thuaire

I write to lodge with you my total objection to the Royal Free Charity's Planning Application for the Pears Building. I do not oppose the creation of the Institute of Immunology and Transplantation in principal **BUT** I do wholeheartedly object to the plans as they currently stand. The sheer size of the proposed building will destroy one of the very few remaining 'green' areas in Hampstead and in its wake will create a magnitude of other 'destructive' issues including more severe traffic congestion and parking problems than at present and a highly detrimental level of pollution.

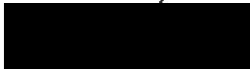
I have heard mutterings that the 'drawings' that appear on locally posted objection leaflets and signs are inaccurate – this is absolutely **NOT** true. All of these drawings are taken from the Royal Free Charity plans with accurate measurements. They have been put together by a trained architect to show how the buildings will be in situ – the plans submitted to Camden Planning only show the proposed Pears Building 'isolated' **NOT** in situ and therefore you cannot see from their plans what the landscape and views will actually be in reality.

I and many others locally are not fooled by the Royal Free Charity publishing letters from people such as the Mayor of London, Downing Street, the Cabinet Office and the House of Commons claiming that they endorse this planning application. You only need to read the wording of these letters carefully to realise that they only endorse the **CONCEPT** of the Institute and **DO NOT** mention endorsing the proposed structure.

I can only object in every possible way to the Royal Free Charity's planning application – their plans are a gross insult to those of us who live and work here and most especially to we whose history and heritage is here. This proposal is also an insult to the wonderfully dedicated team of local people who, at vast sacrifice to their own lives, have spent more than a decade lovingly and painstakingly restoring the derelict St Stephen's to its former glory.

I implore Camden Planning Department to please reject this planning application. Thank you.

Yours sincerely



A E Greayer

Charles Thuaire
Camden Planning Dept.
Town Hall Extension
Argyle Street
London WC1H 8ND.

25, Constantine Road
Hampstead
London
N.W.3. 2LN.

11. 12. 14.

Re. Planning Application 2014/6845/P-Royal Free Hospital .

Dear sir;

I was away on holiday when the news broke of the planned new building that the Royal Free Hospital wish to erect on the garage and previous site of the Hampstead General Hospital, so I would have responded sooner.

When the Royal Free built their new hospital its Architects did have the sense to restrict the garage height and have a roof garden over, which has blended well in the area it was placed, the present proposal to eliminate not only the garage and its roof garden but all the surrounding hedges and trees and fill the area with a large building lengthwise and heightwise (15ft. higher we are told) than the old Hampstead General.

Those of us who are fortunate enough to remember the Hampstead General will remember that its more modest proportions, and one went down to the entrance because it had respected the contour of the ground it was set in, but more importantly it was set well back from the Green so it never dominated the area. The proposed new building will not respect the criteria of its predecessor.

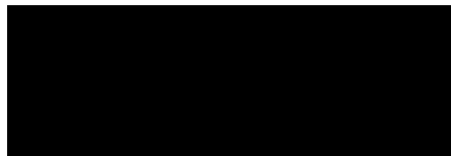
One does have to wonder why such a building has to intrude here when there are plenty of spaces less intrusive elsewhere on the Royal Free land, and would be less expensive (Tax payers money) by having to demolish the reinforced concrete garage!

Further to what I have said surely the loss of the garage will exacerbate the problem of parking which is not only a problem for the Hospital but all the surrounding area, this I am sure you must be aware of so I ^{will} not labour the point.

However as a rider, I have noticed that the traffic around the RFH is getting more and more dense in volume I think Camden will have to do something in the near future before we have sizable traffic jams and this proposed building will certainly aid that.

Yours sincerely,

(J.A.Whale).



Comments Form

Name Mr. S. S. SANDHU

Address FIRST FLR FLAT 19 POND ST, NW3 2PN

Planning application number 2014/6845/P

Planning application address The Royal Free Hospital, Pond St

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

- The structure will block light from the front. This is the only source of natural light to the flats at the front.
- It will therefore de-value the property.
- The patient hotel will create extra noise and traffic out of hours.
- There are other sites accross London which could house the research/laboratory space, this is not necessary at The Royal Free
- A 7 storey structure will be a huge eyesore on the landscape.

Please continue on extra sheets if you wish

Sam Manley
5 Perceval Avenue
London
NW3 4PY
[REDACTED]

Charles Thuaire
Planning Department
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

9th December 2014

Dear Mr Thuaire

Re: Planning Application: 2014/6845/P
Proposed New Institute of Immunology, Royal Free Hospital, Pond Street

My name is Sam Manley and I live on Perceval Avenue close to the proposed new development. Unfortunately I am writing to reluctantly object to the new building - not in principle but I think some of the details need to be refined. Currently where I live already suffers from a good deal of light pollution and noise pollution (from the massive extraction fans on top of the hospital) from the Royal Free. I think a new 5-7 story building will only increase this to the point of severely affecting my living conditions.

Please understand I love the NHS and the Royal Free - they are important to our area. I also understand the need to expand and develop for important research. But a hotel within the development with paying customers being able to see directly into my bedroom is disconcerting - could the size of the building not be reduced and assurances made that the hotel guests cannot invade our privacy from the windows? Can the development not simply be for research and medical purposes?

Also the renders I've seen so far show minimal replacement our trees and bushes which would be removed in the process of building the development - I think a good deal more foliage should be incorporated into the design.

Obviously as a resident I will suffer the noise, dirt and endless complications of the building works but I have to be honest there is so much house renovations going on in the area it won't make that much difference!

I hope you understand my concerns and note that I believe in the development of the Royal Free and medical research but I think in needs to take into account us residents and the more sympathy to the area.

Yours Sincerely,

[REDACTED]
Sam Manley

Petro Stofberg
5 Perceval Avenue
London
NW3 4PY
[REDACTED]

Charles Thuairé
Planning Department
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

9th December 2014

Dear Mr Thuairé

Re: Planning Application: 2014/6845/P
Proposed New Institute of Immunology, Royal Free Hospital, Pond Street

I live in the area close to this proposal with my husband and young son. I am very concerned about this new development in its current proposed form as the top floors will directly overlook my child's bedroom and my bedroom. I already experience light and sound pollution from the royal free but was fully aware of this when we bought the house. However to now have another building this will be hugely increased and will be intrusive - especially with my young child. Please, please reconsider how tall this building will be - those extra floors will significantly affect my life and my son and I really pray that you can see way to change the plans to make our lives less affected.

I love the Royal Free - I had my son in emergency C-section there. I understand the importance of the hospital as a research center and support the development and renovation of the institution. But please show some sympathy and consideration for the residents who live close to the hospital.

I thank you for your time reading this letter and truly hope you reach out to us and help reduce the impact on our lives.

Regards,

[REDACTED]
Petro Stofberg

THE J P MORGAN TRUST INVESTMENT COMPANY LIMITED

Suite 180
50 Eastcastle Street
London
W1W 8EA



26th November 2014

The Chief Planning Officer
Camden Council
Camden Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam

Re: New Institute of Immunology at The Royal Free Hospital

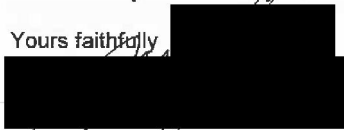
I know there are frequently objections by local residents to any new development, without due consideration of their use or value, but as a nearby Freeholder, and also someone who has a wife who has hugely benefited from some of the previous research findings at The Royal Free Hospital, I would like to place on record just how important I feel the proposed new Research Centre is, and to let you know that it has our full support.

It seems to me that even if we are lucky enough to have escaped the diseases that will be helped by the Researchers' work, at the new Institute. we all have loved ones or know of people whose lives may be greatly improved by future findings and understanding provided by the Researchers at the Institute of Immunology, and presumably there will also be cost saving benefits in the long run relating to the disease being investigated.

Some of my neighbours are questioning the siting of the new Institute, but I personally wholeheartedly approve of the position and the way it is more or less replicating the original footprint of The Royal Free.

Together, with my family, we hope you will approve The Royal Free's plans, which will ultimately benefit many of those of us who are served by the Hospital.

Yours faithfully,



Malcolm Victor Morgan
Director

(We have a Long Lease on 31 South End Road – London NW3 2PY)

spends millions every year making possible both the extraordinary and the ordinary - from pioneering research that revolutionises patient care through to everyday improvements in hospital services and facilities. We are driven by both the needs of the present, and the richness of our heritage, and all of our work has a single, clear aim: to continually improve health care at the Royal Free Hospital.

1 December 2014

Ms Frances Wheat
Head of Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE



Dear Ms Wheat

2014/6845/P: Planning Application for Pears Building, Royal Free Hospital, Hampstead

We have previously met with you on this scheme and have worked hard with Council Officers to deliver the proposals that are presently the subject of this planning application.

The Pears Building and the Institute it will house will be of national importance to the country. The value of the Institute and the scheme to the nation is highlighted by the letter of support written by the Prime Minister for the work undertaken, together with the letters of support received from:

- Greg Clark Minister for Universities, Science and Cities
- Glenda Jackson MP
- Mike Freer MP
- Boris Johnson, Mayor of London

Copies of these letters are enclosed here. As such we believe that the importance of the medical research space that this new building will deliver should not be understated and is a key material consideration for the planning application.

Funding for the new building is critical to its delivery. In addition to the charitable donations received and their own funding sources, the Royal Free Charity, Royal Free Trust and UCL have been successful in gaining funding from the Higher Education Funding Council for England. Formal agreement of a construction contract at the end of March 2015 to allow construction to commence on site immediately is crucial to securing this funding or it is very likely to fall away. As such it is of vital importance that the application be reported to the Development Control Committee on 22nd January 2015 for determination.

I would be pleased to discuss this application with you should you wish and look forward to receiving confirmation that it will be submitted for consideration at Committee in January 2015. Should you have any queries, please do not hesitate to contact me.

Yours sincerely



Chris Burghes
Chief Executive

Encs.



Royal Free Charity, Royal Free Hospital,
Pond Street, London, NW3 2QG
T: 020 7472 6677
www.royalfreecharity.org

Registered charity number - 1060924



10 DOWNING STREET
LONDON SW1A 2AA



13 August 2014

THE PRIME MINISTER

Dear Mr. Burghes,

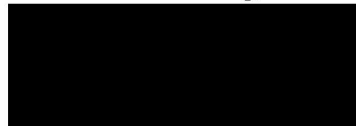
Thank you for your letter of 14 July.

The work of University College London, the Royal Free London NHS Foundation Trust and The Royal Free Charity to provide world-class research facilities for immunity and transplantation is commendable.

However, as I am sure you will appreciate, I am unable to influence the decision of the local planning authority in any planning application.

Please accept my best wishes.

Yours sincerely,



Mr Chris Burghes

GLEND A JACKSON M.P.



HOUSE OF COMMONS
LONDON SW1A 0AA

Christopher Burghes
Chief Executive
Royal Free Charity
Royal Free Hospital
Pond St
London
NW3 2QB

Our Ref: BURG01015/01141244

07 October 2014

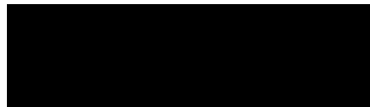
Dear Christopher Burghes,

I am writing in support of the plans for the new institute.

The Royal Free is internationally recognised as a generator of ground-breaking medical research. So its plans, in partnership with UCL and the Royal Free Charity to develop a new institute for Immunity and Transplantation, will be welcomed, not only locally, but world-wide. Their vision of joining together clinical and medical areas, facilitating and advancing, "bench to bench" research, is already established and flourishing in the Royal Free. Further development will bring benefits for all patients. As will their wish to create teams of experts affected by the opportunity to work in an internationally renowned clinical and scientific community.

If I can be of further assistance in this or any other matter in the future please do not hesitate to contact me again.

Yours sincerely,



GLEND A JACKSON MP





Cabinet Office

The Rt Hon Greg Clark MP
Minister for Universities,
Science and Cities



Department
for Business
Innovation & Skills

Chris Burghes
Chief Executive
Royal Free Charity
Royal Free Hospital
Pond Street
London
NW3 2QG

1 Victoria Street
London
SW1H 0ET

Our ref: MCB2014/16502



16 September 2014

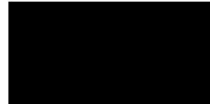
Dear Chris Burghes

Thank you for your letter of 15 July, about an endorsement for the Pears Foundation Building which will house the UCL Institute of Immunity and Transplantation. I apologise for the delay in replying. I regret that I am unable to offer a specific endorsement for the purpose you have requested as this could be seen as interference with the local authority planning process. I hope you understand this position.

However let me say that I was very interested to note the intended establishment of your new research facility for immunity and transplantation which I'm sure has the potential to develop into a very strong centre. I was pleased to see your emphasis on translation and collaborative working and it occurs to me that the new Francis Crick Institute will be nearby potentially offering further opportunities for working across various scientific teams.

I wish you well in getting the new Institute established.

Yours sincerely

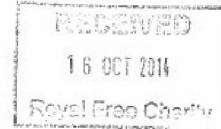


THE RT HON GREG CLARK MP

MIKE FREER, MP



HOUSE OF COMMONS
LONDON SW1A 0AA



Mr Chris Burghes
Chief Executive
Royal Free Charity
Royal Free Hospital
Pond Street
London NW3 2QG

7 October 2014
Ref: MF/CG

Dear Mr Burghes,

As a local Member of Parliament I can understand and appreciate the incredible implications and possibilities the new Institute of Immunity and Transplantation holds for medical research and treatments both in North London and further afield. It really is game-changing technology – among the most exciting new developments in medical science today.

Of course, this type of progress relies on extensive and ongoing research and development, using state-of-the-art facilities and the most dedicated researchers and practitioners at the very pinnacle of their respective fields. That's why I'm proud to endorse the partnership between UCL, the Royal Free London NHS Foundation Trust and the Royal Free Charity to establish the only global research centre for immunity and transplantation outside of the USA – and one of only five in the world: the Institute of Immunity and Transplantation.

Yours sincerely,



Mike Freer MP

Mike Freer
Member of Parliament for Finchley and Golders Green
Telephone: 0207 219 7071
e-mail: mike.freer.mp@parliament.uk

MAYOR OF LONDON



Chris Burghes
Chief Executive
The Royal Free Charity
The Royal Free London NHS Foundation Trust
Pond Street
London NW3 2QG

Our ref: MGLA180714-2254

Date: 26 AUG 2014

Dear Mr Burghes

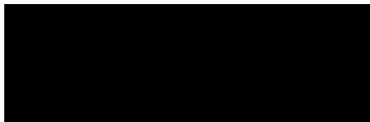
Thank you for your letter of 14 July about your work with University College London and The Royal Free London NHS Foundation Trust to establish a world-class research facility for immunity and transplantation in London.

The facility will complement other recent initiatives in this field, including the Francis Crick Institute, and strengthen further the global reputation of the bioscience sector in London and the Greater South East, which is a key objective of my MedCity initiative.

I would be delighted to learn more about your plans for the facility and offer an endorsement. Could I suggest that in the first instance you liaise with Laura Gilbert, Senior Policy Officer for Science and Technology Life Sciences, in my Economic and Business unit, by email at laura.gilbert@london.gov.uk or on 020 7983 5726.

Thank you again for writing to me.

Yours sincerely



Boris Johnson
Mayor of London

*The Garden Flat
31 Lyndhurst Road
London NW3 5PB*

12th October 2014

FAO: Mr Charles Thuaire
Planning Department
Camden Council
London

Dear Mr Thuaire

RE: Planning Application Number: 2014/6845/P

I am writing to express my extreme objections to the planning application submitted by the Royal Free Charity to build a 7 storey building on the site of the existing Royal Free Hospital car park. I have lived in Hampstead for over 65 years and have watched with great sadness almost every last 'space' disappear under bricks and mortar. Hampstead Green and the surrounding area is probably the only significant 'green space' that has remained untouched apart from the Heath. This proposed development, if allowed to go ahead, will see it destroyed for ever. The proposed 'Pears Building' is vast in size and will dominate the skyline from Rosslyn Hill, Pond Street and the surrounding area, adding to the existing 'blot on the landscape' that is the Royal Free Hospital. It will also dwarf the newly restored Grade I Listed St Stephen's that was built to dominate that busy corner of Hampstead, not to be lost to identifiable view.

This is a conservation area BUT it seems that this may not be taken into account at all in relation to this planning application. The roads in the immediate vicinity of the Royal Free Hospital are frequently severely congested and gridlocked already and this can only get worse if such a huge new development is allowed to go ahead. Add to this the loss of all the parking spaces when the car park is demolished and Rowland Hill Street closed and nothing but total, utter chaos will ensue.

The pollution this development would generate does not bear thinking about. From demolition through to construction there would be nothing but dust, grime and fumes for everyone to breathe in. The large number of lorries involved would only add to both the congestion and pollution and with nowhere for them to park the coming and going would be relentless. The small children who attend the school in St Stephen's Hall will be the major victims of an increase in overall pollution.

These points are only a few of a great many reasons why I object to this planning application and although it has become obvious over the years how much Camden Council dislikes and disregards Hampstead perhaps on this one occasion the Planners will listen to the voices of the local people who, after all, are the ones who will have to suffer, living through all the turmoil this proposal will create and then living with the eyesore for ever after

Yours sincerely

The Taylor Family