

Ms Belen Francos - Taylor
Ansell and Bailey
24 - 32 Stephenson Way
London
NW1 2HD

Application Ref: **2015/2813/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

28 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Royal Free Hospital
Pond Street
London NW3 2QG

Proposal:
Installation of new emergency generator plant at lower ground floor level with flue pipe extending up to podium roof level plus screen fencing, located on south elevation next to South car park.

Drawing Nos: Design and Access Statement dated 26.3.15 by A&B; Acoustic report by Conabeare Acoustics ref CS7612/1 dated 10.2.15; email from Stuart Metcalfe dated 26.6.15; (00)001, 2, 3, 4; (01)001, 2; (02)001, 2, 3, 4; (03)001; 15-1011-CL-001P2, 002P1, 003P1; ST-001P2, 002P2, 003P1; SV-001P2; 11-03001-1A; Schiedel communal systems brochure

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - Design and Access Statement dated 26.3.15 by A&B; Acoustic report by Conabeare Acoustics ref CS7612/1 dated 10.2.15; email from Stuart Metcalfe dated 26.6.15; (00)001, 2, 3, 4; (01)001, 2; (02)001, 2, 3, 4; (03)001; 15-1011-CL-001P2, 002P1, 003P1; ST-001P2, 002P2, 003P1; SV-001P2; 11-03001-1A; Schiedel communal systems brochure

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

- 4 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 policy 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.

- 5 Before the use commences, the plant shall be provided with acoustic isolation in accordance with the detailed scheme hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy 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.

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 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Reasons for granting permission.

The proposed plant including emergency generator at ground floor with associated acoustic screening and pipe duct to the podium roof level is considered acceptable in visual and amenity terms, given its location on the south side carpark elevation.

The generator plant will be large and only partially hidden behind 2m high screens; however it is considered to be appropriately located next to an existing generator plantroom. The pipe duct will rise over 5 floors and will match an existing large external flue pipe nearby. Both features will be coloured to match the existing building's concrete panels. The structures will have no harmful impact on the appearance of the hospital, given the building's overall size, the secluded context of this utilitarian elevation and the existence of other plant nearby.

The plant will be acoustically screened so that its noise is below background noise levels in accordance with Council's standards. Accordingly the proposal will not harm the amenity of nearest residential occupiers to the south.

One comment was received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.15 of the London Plan 2015 and paragraphs 14, 17, 56-66 and 123 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment