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Application Ref: **2014/6845/P**

31 March 2016

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
Royal Free Hospital
Pond Street
London
NW3 2QG

DECISION
Proposal:
Demolition of existing carpark and ancillary structures and erection of new 7 storey building, located on Heath Strange Garden site facing west to Hampstead Green footpath and Rosslyn Hill, containing laboratory/research space for Institute for Immunity and Transplantation, a patient hotel, Royal Free Charity offices plus a replacement carpark of 58 spaces, replacement memorial garden, plant and landscaping, all ancillary to Royal Free Hospital.

Drawing Nos: letter on BIA review from BDP (plus Appendices 1-7) dated 27.1.15; updated energy calculations attached to email from Simon Myles on revised energy strategy dated 29.1.15; Note on movements associated with excavation by GCG dated January 2015; Surface water runoff supplementary information by BDP dated 6th February 2015; calculations for storm sewer design by Micro Drainage dated 6.2.15; emails from Simon Myles on revised energy strategy dated 29.1.15 and BIA matters dated 12.2.15.

A-RFMR-0000C, 0001C, 0002B, 0003B, 0004B, 0005B, 0006B, 0007B, 0008B, 0009A, 0050A, 2000E, 2001E, 2002E, 2003C, 2004C, 2005C, 2006C, 2007D, 2101F, 2102F, 2103F, 2104F, 2105E, 2200C, 2201C, 2202C, 2203C, 2150B, 2151B; (91)LP001A, 002A, LS101A, 102A; Accurate Visual Representations dated December 2014 and revised February 2015 (ref A-RFMR-9422-B); RFMR-SK-268, 269; 2 unnumbered additional montages viewed from Hampstead Green.

Planning, Design and Access Statement by Hopkins Architects dated October 2014; Arboricultural Development Report by Arbtech dated 17 October 2014; Basement Impact Assessment (Surface Water and Groundwater) by ESI dated October 2014; Basement Impact Assessment Screening and Scoping Report 'Land Stability' by Soil Consultants dated 30th January 2015; CFD Analysis of Building Fume Exhausts by Censum dated October 2014; Construction Dust Risk Assessment by Temple dated 20th October 2014; Daylight and Sunlight Report by EB7 dated 21st October 2014; Archaeological Desk Based Assessment by AOC dated May 2014; Outline Construction Management Plan by Elliott Logistics dated 15th December 2014; Extended Phase 1 Habitat Survey by Arbtech dated 21st October 2014; Energy Statement for Planning by BDP dated 15th October 2014; Flood Risk Assessment by ESI dated October 2014; Noise Statement for Planning by BDP dated 20th October 2014; Planning Statement by Savills dated October 2014; Heritage Appraisal by KM Heritage dated October 2014; Geo-environmental and Geotechnical Site Assessment by RSK dated October 2014; Statement of Community Involvement by Savills dated October 2014; Sustainability Statement by BDP dated 22nd October 2014; Transport Assessment by Vectos dated October 2014; Travel Plan by Vectos dated January 2015.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Facing materials of all elevations
 - b) Details including sections at 1:10 of all windows and door frames.
 - c) Details of all louvres including samples of materials
 - d) Details including materials of all balconies and roof terraces.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 A sample panel (of no less than 2mx2m) of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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.

- 5 Prior to commencement of development (excluding demolition and site preparation works), full details of hard and soft landscaping, lighting and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include the proposed alterations of the adjoining public footpath, proposed replacement memorial garden and appropriate biodiversity enhancements including provision of forage for bats. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping and biodiversity which contributes to the visual amenity and ecology of the 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.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme 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.

- 7 Prior to the commencement of any works on site, all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the recommendations of the approved tree protection plan and arboricultural method statement and with standards set out in BS5837:2012 "Trees in Relation to Construction".

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 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.

- 9 Before the use commences, details of the roof plant and ductwork shall be submitted to and approved by the local planning authority.

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.

- 10 In the event that additional significant contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be submitted to and approved by the local planning authority and thereafter implemented in accordance with the approved details before

any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The waste storage and removal facilities hereby approved shall be provided prior to the first occupation of the building and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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.

- 12 The development shall not be occupied until the whole of the car parking provision, including 6 accessible spaces for disabled, shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the visitors and patients of the Royal Free Hospital.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 13 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building, unless it is in accordance with the Delivery and Servicing Management Plan agreed under the Section 106 legal agreement for this development.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to commencement of development (excluding demolition and site preparation works), details of a secure and covered cycle storage area for 52 cycles for staff, patients and visitors shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of the building and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of 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.

- 15 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to commencement of development (excluding demolition and site preparation works), details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change, demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to first occupation of the building, a plan showing details of the brown roof (including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the brown roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The brown roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the brown roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 18 Prior to first occupation of the development, a plan showing details of bird and bat boxes and insect hotels on the site shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 19 Prior to commencement of development (excluding demolition and site preparation works), a drainage strategy detailing any onsite and/or offsite drainage works shall be submitted to and approved by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To ensure that sufficient sewage capacity is made available to cope with the new development and to avoid adverse impact on the environment in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Prior to commencement of development (excluding demolition and site preparation works), impact studies of the existing water supply infrastructure shall be submitted to and approved by the local planning authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand and to avoid adverse impact on the environment in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 21 The 'patient hotel' hereby approved shall be only used as ancillary accommodation to the Royal Free Hospital and shall not be used as a Class C1 hotel for the general public.

Reason: To ensure that the future occupation of the building does not adversely affect the immediate area by reason of traffic congestion and excessive on-street parking pressure etc, in accordance with 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.

- 22 The proposed replacement memorial garden shall be implemented in its entirety in accordance with the approved landscape details and shall be permanently retained and maintained as such thereafter.

Reason: To ensure that the development retains a replacement for the existing memorial garden which contributes to the visual amenity and open space of the area in accordance with the requirements of policy CS15 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.

23 The development hereby permitted shall be carried out in accordance with the following approved plans-
A-RFMR-0000C, 0001C, 0002B, 0003B, 0004B, 0005B, 0006B, 0007B, 0008B, 0009A, 0050A, 2000E, 2001E, 2002E, 2003C, 2004C, 2005C, 2006C, 2007D, 2101F, 2102F, 2103F, 2104F, 2105E, 2200C, 2201C, 2202C, 2203C, 2150B, 2151B; (91)LP001A, 002A; Accurate Visual Representations dated December 2014 and revised February 2015 (ref A-RFMR-9422-B); RFMR-SK-268, 269; 2 unnumbered additional montages viewed from Hampstead Green.
Planning, Design and Access Statement by Hopkins Architects dated October 2014; Arboricultural Development Report by Arbtech dated 17 October 2014; Basement Impact Assessment (Surface Water and Groundwater) by ESI dated October 2014; Basement Impact Assessment Screening and Scoping Report 'Land Stability' by Soil Consultants dated 30th January 2015; Energy Statement for Planning by BDP dated 15th October 2014; Flood Risk Assessment by ESI dated October 2014; Noise Statement for Planning by BDP dated 20th October 2014; Geo-environmental and Geotechnical Site Assessment by RSK dated October 2014; Sustainability Statement by BDP dated 22nd October 2014; Transport Assessment by Vectos dated October 2014;
letter on BIA review from BDP (plus Appendices 1-7) dated 27.1.15; updated energy calculations attached to email from Simon Myles on revised energy strategy dated 29.1.15; Note on movements associated with excavation by GCG dated January 2015; Surface water runoff supplementary information by BDP dated 6th February 2015; calculations for storm sewer design by Micro Drainage dated 6.2.15; emails from Simon Myles on revised energy strategy dated 29.1.15 and BIA matters dated 12.2.15.

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 6941).
- 2 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 3 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 Noise and Licensing Enforcement Team, 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.

- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 5 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 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, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 The Council supports schemes for the recycling of bottles and cans and encourages all uses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 8 In relation to conditions 19 and 20 above, you are advised to contact Thames Water further for more information on submission of details. You are also advised to contact Thames Water regarding development on this site affecting public sewers crossing or close to it, discharge of groundwater into public sewers, installation of fat traps for catering establishments, and connection points for water supply. Please contact Thames Water Developer Services (on 0800 009 3921, 020 8507 4890 and 0845 850 2777) to discuss these matters further.
- 9 You are advised that the Transport Strategy Team should be consulted regarding any works to, under, or over, the public highway and footpaths. You are also reminded that any temporary or permanent diversion or 'stopping up' of the public footpath alongside Hampstead Green will require the relevant application submitted to the Council under Section 257 of the Town and Country Planning Act 1990. It should be noted that any public utilities and/or statutory undertakers' infrastructure currently located underneath the section of footpath to be diverted

and/or stopped up would need to be relocated at the applicant's expense prior to any works commencing on site.

- 10 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.

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.

Yours faithfully

DRAFT

Culture and Environment Directorate

DECISION