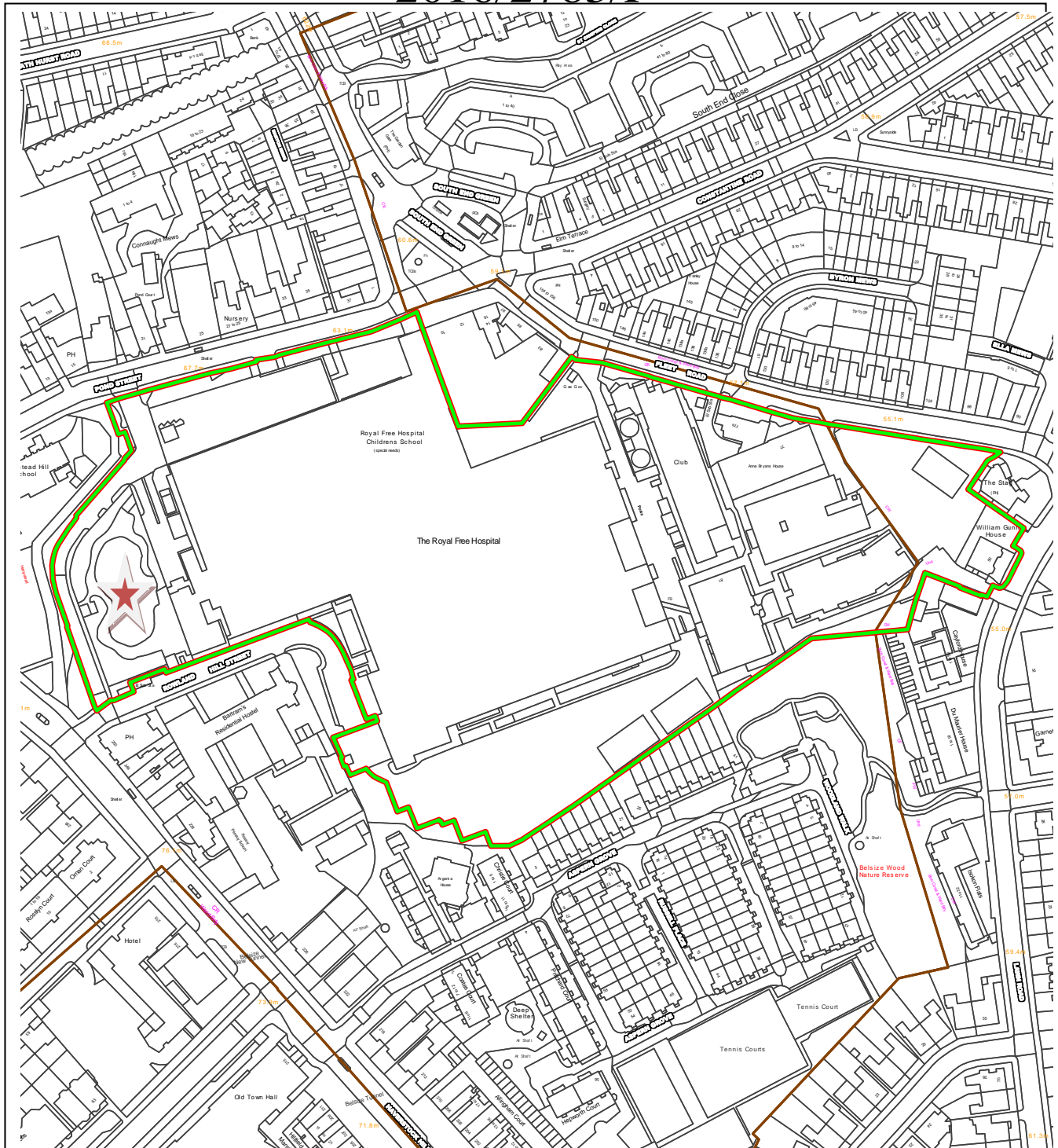


Royal Free Hospital, Pond Street NW3

2016/2783/P



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Scale- 1:2500

* is site of Pears Institute

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	22/07/2016
		N/A / attached		Consultation Expiry Date:	n/a
Officer			Application Number		
Charles Thuaire			2016/2783/P		
Application Address			Drawing Numbers		
Royal Free Hospital Pond Street London NW3 2QG			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
<p>Details of hard and soft landscaping, lighting and means of enclosure (including the public footpath, memorial garden and biodiversity enhancements) required by condition 5 of planning permission 2014/6845/P dated 25 April 2016 for Demolition of existing carpark and ancillary structures and erection of new 7 storey building containing laboratory/research space for Institute for Immunity and Transplantation, a patient hotel, Royal Free Charity offices plus a replacement carpark, plant and landscaping.</p>					
Recommendation:		Approve details			
Application Type:		Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	-					
CAAC/Local groups comments:	<p><u>Heath and Hampstead Society</u> object for the following reasons:</p> <p>Much of these detailed proposals for landscaping the site are roughly in accordance with the outline designs submitted for Planning permission. However, a key feature of these was the Heath Strange Garden, intended to replace the existing public gardens over the carpark structure, to be demolished. The new garden is to be sited between the existing hospital block and the new Immunology building, and is more enclosed; more like a courtyard. But it must still retain full public access; this is essential to its existence.</p> <p>We can find no public access point to the garden on the drawings presented; it appears to be accessed only from within the new building. This is unacceptable; the purpose of the garden is to provide a green peaceful respite for the public: visitors to hospital patients; those needing a quiet area to contemplate bad news; others requiring an open-air space to counter the overwhelming presence of the hospital building.</p> <p>Full open access to the garden is fundamental; without this its purpose is negated.</p> <p>As it stands, therefore, we must call for refusal, unless drastic modifications are made.</p> <p><i>Officer response- see paragraph 3 below.</i></p>					

Site Description

Royal Free Hospital campus has a multi-storey carpark facing Rosslyn Hill and Hampstead Green, a Council-owned private open space. Permission has recently been granted for redevelopment for the Pears Institute of Immunology here. The carpark currently has a memorial garden above it which will be replaced in the new scheme.

Relevant History

2014/6845/P- Demolition of existing carpark and ancillary structures and erection of new 7 storey building containing laboratory/research space for Institute for Immunity and Transplantation, a patient hotel, Royal Free Charity offices plus a replacement carpark, plant and landscaping – planning permission granted 25 April 2016.

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving open spaces & biodiversity

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP31 - Provision of and improvements to public open space

Assessment

Condition 5 states -

'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'.

1. The details follow on from the principles and layout of the approved scheme, and include the following: realigned and resurfaced public footpath along the frontage facing Hampstead Green; new lighting along here and in new open spaces; terrace embankments along the frontage with meadow grass to reflect the character and biodiversity of grassland on the Green; brown roofs under the PV panels on the upper level roof; planting boxes on roof terraces at front and sides of block; new triangular courtyard on north side facing outside entrance to lower level offices; new rectangular garden at rear upper level for use by staff; new rectangular replacement memorial garden at rear upper level behind new block; new tree planting throughout all open spaces and embankments.
2. The details submitted provide sufficient elaboration of the design intentions of the original proposals demonstrating that a high quality landscape scheme will be delivered which will positively contribute to the character and amenity of the site and its surroundings. The details reflect the original intentions and layout and do not deviate from them and notably the following are as originally indicated in the approved scheme- the planting strategy with meadows, trees, shrubs

and lawns on the embankments and rear gardens, the design of embankments and layout of front footpath, the size and layout of the 3 rear gardens with hard surfaced patios and paths and grassed lawns. The details are also acceptable in biodiversity and nature conservation terms and the footpath details are also acceptable in public highway terms.

3. In response to HHS's objections, the memorial garden is exactly the same in accessibility, size and location as that originally shown on the approved scheme. Its access is via a ramp and steps from Rowland Hill Street. It will have a central lawn, perimeter paths and planting beds, and relocated memorial benches, plaques and trees. It should be noted that the existing garden was never a formal 'public open space' with formal rights of public access, but it was available via a gate for informal use to hospital visitors, patients and staff as a grass lawn with seating and memorial features. However it was quite secluded from view and consequently could be subject to anti-social activity. This new garden will continue to have this same level of accessibility and seclusion for quiet contemplation but in a more attractive and safer form, with new passive surveillance from the new offices and labs overlooking it. It is thus considered that the new memorial garden is acceptable in its size, location, layout, design and accessibility. It should be noted that adjoining rectangular garden to the north is separated from the memorial garden by gates and accessible directly from the new offices; it is possible that the HHS are confusing this with the memorial garden.
4. The overall landscaping details are considered acceptable and can be fully discharged.

Recommendation

5. Approve details

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th October 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr David Whittington
Savills
33 Margaret Street
London W1G 0JD

Application Ref: **2016/2783/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

17 October 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Royal Free Hospital
Pond Street
London
NW3 2QG**

DECISION

Proposal: Details of hard and soft landscaping, lighting and means of enclosure (including the public footpath, memorial garden and biodiversity enhancements) required by condition 5 of planning permission 2014/6845/P dated 25 April 2016 for Demolition of existing carpark and ancillary structures and erection of new 7 storey building containing laboratory/research space for Institute for Immunity and Transplantation, a patient hotel, Royal Free Charity offices plus a replacement carpark, plant and landscaping.

Drawing Nos: Plant schedule, ref (91) ScCHL001 by colvin and moggridge; External works specification, ref (91) SPCL001 by colvin and moggridge; 1372-DT-01-05, 02-05, 03-05; 1372-GA-101-05, 102-05, 103-05, 104-05, 106-01, 107-01; 1372-SE-200-05, 201-05, 202-05, 203-02, 204-02; Planting plans 91LP201C, 202C, 203C; Granite sett paving in carriageways and footways (drwg no. 11/5); (91) LP004A;

The Council has considered your application and decided to grant permission.

Executive Director Supporting Communities



Informatives:

- 1 You are reminded that conditions 2 (design and materials), 3 (sample panel), 9 (roof plant), 15 (PV cells), 17 (brown roof) and 18 (bird/bat boxes) of planning permission ref 2014/6845/P dated 25 April 2016 are outstanding and require details to be submitted and approved.

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

Executive Director Supporting Communities

DRAFT

DECISION