

Ms Johanne Twentyman
Ansell & Bailey
24-32 Stephenson Way
London
NW1 2HD

Application Ref: **2017/0735/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

4 May 2017

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:

Construction of cycle storage facility.

Drawing Nos: 00 (001), 01(001), 01(002), Tree Letter (R.Howorth & Co.Ltd dated 27th April), Design & Access Statement (Ansell & Bailey February 2017).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 00 (001), 01(001), 01(002), Tree Letter (R.Howorth & Co.Ltd dated 27th April), Design & Access Statement (Ansell & Bailey February 2017).

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

- 3 Before any works commence on site, details shall be submitted to and approved by the Council to demonstrate how 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 during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:

- " a tree protection plan (TPP) showing the location and nature of tree protection measures
- " appropriate working processes in the vicinity of trees
- " details of an auditable system of site monitoring
- " details of the design of building foundations where these may impact trees
- " details, including dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site

The development thereafter shall be implemented in strict accordance with the approved details.

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

- 4 Details of materials and finishes shall be submitted to and approved in writing by the local planning authority, before the relevant part of the work is begun. The relevant part of the works shall only be carried out in accordance with the approved details, unless otherwise agreed in writing 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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the London Borough of Camden Local Plan Submission Draft.

Informative(s):

- 1 Reasons for Granting Permission - (Delegated)

The application site is a plot of land located adjacent to the rear boundary of the Royal Free Hospital site in Hampstead, which is presently used as an external refuse storage area. This part of the site is located to the east of the hospital car park and to the south west of a residential block accessed off Fleet Road. The site

is not located within the conservation area; however the Parkhill Conservation Area is located adjacent to the rear of the site.

The development is for the construction of a new external cycle storage building measuring 12.5 m width, 7 m depth, 3.25 m height to the front and 2.85 m height to the rear. It would be a metal cage-type structure with corrugated plastic roofing.

The proposed cycle storage facility would replace existing facilities located within the car park at the site which are to be removed. The existing refuse storage in this location would also be relocated within the site.

The proposed cycle storage building would have a functional appearance; however, it would be located in the rear part of the site adjacent to the boundary and is not highly visible from public vantage points. It would be set well back from the street frontage and would be largely screened by adjacent trees and the adjacent residential block. The building would have a modest scale and a utilitarian design which would integrate well into this plot of land. The site is not located in a conservation area and it is considered that the development would not harm the character of the site or area (including the adjacent conservation area).

The development would not result in a material amenity impact on neighbouring properties.

The application has been submitted with a tree survey which demonstrates that there would be no material impact on adjacent trees subject to tree protection measures.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site was taken into account when coming to this decision. No objections were received to this application.

As such, the proposed development is in general accordance with policies CS5, CS11, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP17, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policies A1, D1, D2 and T1 of the Camden Local Plan Submission Draft. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

- 2 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).
- 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 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.

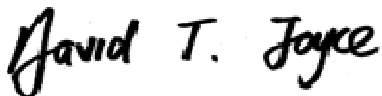
- 4 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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



David Joyce
Director of Regeneration and Planning