

24 July 2017



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FOR THE ATTENTION OF CHARLES THUAIRE

Dear Sir / Madam

**Royal Free Hospital Pears Building
Pond Street
London
NW3 2QG**

Submission of Application for a NON MATERIAL AMENDMENT to Planning Permission ref 2014/6845/P approved by the LPA on 25 April 2016

Planning Portal Reference PP-06238676

On behalf of the applicant, Royal Free Charity Developments Limited, please find enclosed an application for a Section 96A Non-Material Amendment to Planning Permission LPA ref 2014/6845/P approved by the LPA on 25 April 2016 in respect of development at the above site.

A non-material amendment is sought for:

“Non-material amendment to planning permission 2014/6845/P approved by the LPA on 25 April 2016 namely, to amend the of width of the consented public footpath located between the new Pears building and the existing St Stephen’s Church, Hampstead Hill School and Hampstead Green. Partial landscape redesign of the external terraces and staircases to the North and to the West of the proposed new Pears Building. Replacement of the North courtyard with soft landscaping and the provision of one additional car parking space”

In support of this application, we enclose the following documents:

- Application Form
- Site Location Plan
- Design and Access Statement and Drawings

The application has been submitted electronically to the LPA via the Planning Portal under reference no: **PP-06238676**

The application fee of £195 has been submitted to the Council under separate cover.

The alterations proposed by this application are considered to comprise a 'non material amendment'. Within the guidance set out in the Planning Practice Guidance (2014), there is no statutory definition of a 'non-material amendment'.

It states that the nature of the amendment will depend on the context of the overall scheme, as an amendment that is non-material in one context may be material in another. Section 96A of the Town and Country Planning Act 1990 (as amended) allows a non-material amendment to be made to an existing planning permission via a simple application procedure with a quick decision time.

We consider that having regard to the scope, scale and extent of the development granted planning permission, the nature and extent of these amendments are Non- Material in terms of their limited scale, scope and effect upon the development as a whole.

Application Background

The aim of the amendments and consequential landscape redesign, outlined above, is to more closely match the proposed footpath to the width and extent of the existing footpath along its entire length.

The consented footpath had a number of very minor variances to the existing footpath. This NMA seeks to remove some of these minor variances.

This Design and Access Statement addendum has been produced by BMJ Architects on behalf of Willmott Dixon Construction Limited to inform a non-material amendment planning application in relation to planning application ref: 2014/6845/P, previously submitted to Camden Council for the new Pears Building (Royal Free Hospital, NW3 2QG).

The addendum provides an update to Section 5.8 Landscaping (Rev B) of the previously submitted Design and Access Statement, prepared by Hopkins Architects (Reference: A_RFMR_9253_C – Planning, Design and Access Statement dated 24/10/2014).

Hopkins Architects and BDP (authors of the consented scheme) have collaborated closely with BMJ Architects to ensure that the proposed landscape redesign will maximise the benefit for the local community and for the building users, while making sure that there is no compromise on the quality of the consented design.

I trust that the enclosed is sufficient for you to register and validate the application. However, should you require any additional information, please do not hesitate to contact David Whittington (020 7557 9997).

Yours faithfully

A handwritten signature in blue ink, appearing to read "D. Whittington", written in a cursive style.

David Whittington
Director