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33 Margaret Street
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Application Ref: **2017/4229/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

15 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Royal Free Hospital
Pond Street
London
NW3 2QG

Proposal: Minor amendments to planning permission ref 2014/6845/P dated 25 April 2016 (for 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), namely to allow an increased width of public footpath adjoining Hampstead Green, redesign of landscaped terracing and staircases adjoining this, redesign of north courtyard landscaping and addition of 1 disabled car parking space.

Drawing Nos:

Superseded- 2000E, 2001E, 2002E, 2003C, 2004C, 2005C, 2006C, 2007D, 2101F, 2102F, 2103F, 2104F, 2105E, 2200C, 2201C, 2202C, 2203C.

Proposed- 3340-PL(00) 01, 02, 03A, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18A; Design and Access Statement Addendum by bmj architects (update to Section 5.8 Landscaping (Rev B) of approved Design and Access Statement)



The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.23 of planning permission ref 2014/6845/P shall be replaced with the following condition:

REPLACEMENT CONDITION 23

The development hereby permitted shall be carried out in accordance with the following approved plans-

3340-PL(00) 01, 02, 03A, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18A; A-RFMR-0000C, 0001C, 0002B, 0003B, 0004B, 0005B, 0006B, 0007B, 0008B, 0009A, 0050A, 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; Design and Access Statement Addendum by bmj architects (update to Section 5.8 Landscaping (Rev B) of approved Design and Access Statement); 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 Reasons for granting approval.

The variation is intended to address public objections made to the stopping-up order for the public footpath that was proposed to be narrowed in parts as a result of the approved adjoining redevelopment scheme. The variation now proposes- to keep the northern part of the footpath the same width as existing; to realign and widen the southern part of the path similar to its existing boundary and push back the approved steps and landscaped terraces; and finally to rearrange the layout of landscaping and include an additional disabled car parking space in the northern triangular courtyard. The scheme now involves a similar width of footpath to the existing one, but it keeps the essential geometry and design concept of the

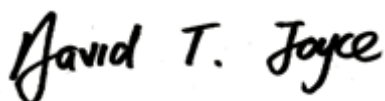
landscaped terracing, retaining walls and entrance steps located between the path and the new building; the retained trees on the southern corner remain unharmed; the new layout of the northern courtyard still provides an adequate amount of soft landscaping and new trees plus an extra disabled carparking space. The scheme will not affect the approved building at all in layout, bulk, design or access; it only marginally alters the layout and extent of the surrounding landscaping. The additional visitor car parking space would not impact on the surrounding transport network.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 25.4.16 under ref 2014/6845/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance, landscaped frontages, accessibility and impact on transport conditions and neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2014/6845/P dated 25 April 2016 and is bound by all the conditions and obligations attached to that permission.

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



David Joyce
Director of Regeneration and Planning

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