

25 May 2018



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Development Control
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Dear Sir / Madam

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

**Submission of Application for Discharge of Conditions attached to Planning Permission ref
Planning Portal Reference PP-07005121**

**Condition 5 : Hard and Soft Landscaping
(resubmission of new details requiring discharge)**

I write on behalf of the applicant, Willmott Dixon for approval of the above condition of planning permission 2014/6845/P approved by the LPA on 25 April 2016.

The application has been submitted via the Planning Portal (Reference : PP-07005121). The cheque for the application fee of £116 is submitted directly to the Council under separate cover.

Condition 5 (Hard and Soft landscaping)

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 Policies.



















This Condition was previously discharged by the LPA by way of the Decision Notice dated 26 October 2016 Under reference number 2016/2783/P. A copy of this Decision Notice is enclosed

These revisions do not change the fundamental approach or design philosophy of the landscaping scheme already approved. Rather they are a combination of a number of minor changes to individual elements of the scheme. They also seek to regularise the effects of a Non-Material Amendment Application approved by the LPA under ref: 2017/4229/P dated. This NMA related to the footpath public footpath located between the new Pears building and the existing St Stephen's Church, Hampstead Hill School and Hampstead Green.

It also provides consistency between an NMA to be submitted to the LPA relating to the provision of an additional external disabled persons car parking space to the north of the Pears Building, adjacent to the main vehicle access way to the development.

The drawings are fully annotated to highlight the individual changes across the site.

The following drawings and documents prepared provide the necessary details:

-  1372-DT-001-09 Details 1 of 3 Layout
-  1372-DT-002-07 Details 2 of 3
-  1372-DT-003-07 Details 3 of 3
-  1372-GA-101-10 Gen Arr 1of3
-  1372-GA-102-10 GenArr 2of3
-  1372-GA-103-08 Gen Arr 3of3
-  1372-GA-104-08 Entrance Steps
-  1372-PP-301-03 Planting plan 1of3
-  1372-PP-302-03 Planting plan 2of3
-  1372-PP-303-03 Planting plan 3of3
-  1372-SE-200-07 Elevations A and B
-  1372-SE-201-07 Sections A B C
-  1372-SE-202-08 Sections D E F
-  1372-SE-203-05 Sections H K
-  1372-SE-204-04 Sections I J
-  Comparison Schedule
-  External Works Planting Schedule
-  External Works Specification

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



David Whittington
Director