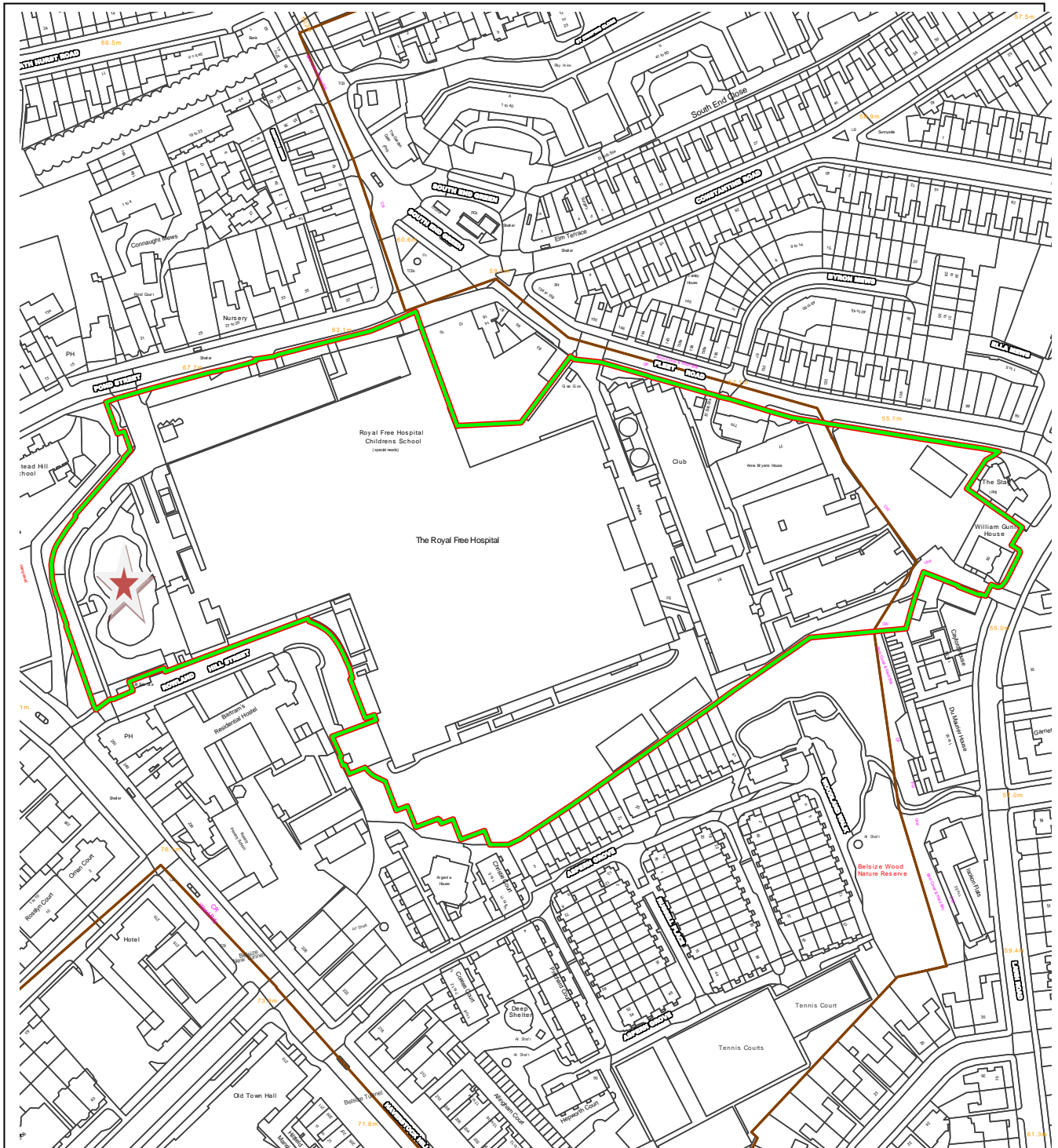


Royal Free Hospital, Pond Street NW3 2018/2457/P



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Scale- 1:2500

* is site of Pears Institute

Delegated Report		Analysis sheet	Expiry Date:	31/07/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	n/a
Officer			Application Number(s)	
Charles Thuaire			2018/2457/P	
Application Address			Drawing Numbers	
Royal Free Hospital Pond Street London NW3 2QG			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Revised 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), as amended by a Non-Material Amendment dated 15.8.17 ref 2017/4229/P.				
Recommendation(s):		Grant Approval of 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	01	No. of objections	00
Summary of consultation responses:	<p><u>1 comment</u> was received from a local resident as follows:</p> <p>I reiterate concerns expressed to me that this new application shows an "abundance of the usage of concrete... Excessive areas of concrete can be extremely visually unattractive, especially as it can weather badly...."</p> <p>I am not clear how the garden area, which was to act as replacement to the Heath Strange Garden, is to be accessed.</p> <p><u>Officer response</u>- see para 6 below.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Heath and Hampstead Society (HHS) comment:</p> <p>The view of the external works from Hampstead Green will comprise a large number of concrete retaining walls some of which are high, very visible and uncomfortable close to the public footpath. Part of the boundary wall is fortunately covered by brickwork – but other parts are not. Concrete walls can weather very patchily and badly – and many people, understandably, have an aversion to the use of plain concrete in public places.</p> <p>We suggest that such an important building should not use plain concrete walls in such a position and that a brick covering should be adopted throughout. If so the brick type, colour and the mortar etc should be thoroughly specified.</p> <p><u>Officer response</u>- see paragraph 6 below.</p> <p>HHS also object in separate response:</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. As it stands, therefore, we must call for refusal, unless drastic modifications are made.</p> <p><u>Officer response</u> - see paragraph 7 below. Note that this response is a repeat of their objection dated 22/06/16 to the previous application 2016/2783/P and reported to a Members Briefing Panel on 24/10/16.</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 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

25 April 2016- ref 2014/6845/P- pp granted 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.

26.10.16- ref 2016/2783/P- approval of details granted for landscaping required by condition 5 of above permission 2014/6845/P.

15.8.17- ref 2017/4229/P- Non-Material Amendment granted for 'Minor amendments to planning permission ref 2014/6845/P dated 25 April 2016...., 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'.

Relevant policies

Camden Local Plan (2017)

A2 Open Space
A3 Biodiversity
D1 Design
D2 Heritage

Assessment

Background

1. Condition 5 requires full details of hard and soft landscaping, lighting and means of enclosure to be approved. It has already been discharged by an approval of details granted in October 2016 (see history section above). Since then, the layout of the landscaping was changed, particularly regarding the front embankment adjoining the public footpath and the northern courtyard, following local concerns about the width and alignment of the public footpath route adjoining Hampstead Green. Accordingly a Non-Material Amendment (NMA) was sought and approved for these external changes. As a consequence, it has been necessary to revise the landscaping details to match these approved layout plans, as well as show some other minor changes that have occurred since the original approval, and to regularise by a new approval of details for them.

Landscape issues

2. The original approved landscaping plans included 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.

3. The approved details were considered to demonstrate 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 were also considered acceptable in biodiversity and nature conservation terms and in public highway terms.

4. The revised details in this new application follow on from the principles and layout of this approved scheme as well as the amendments agreed by the NMA. The revisions do not change the fundamental approach or design philosophy of the landscaping scheme already approved. The design details of soft planting, hard surfaces and furniture, including species and materials, remain the same; the car-space numbers and layout and the footpath alignment remain the same; the memorial garden layout at the rear remains the same.

5. However the opportunity is also taken to show some other details that have since been changed to reflect the working up of the scheme in detail- notably these include minor design changes to the memorial garden (in terms of handrails, walls, planting beds and seating) and variations to the service yard (addition of a new substation alongside the existing one, revised entrance gates to accommodate this and a new ventilation duct added within the yard). These minor variations are all considered acceptable in landscape, design, amenity and highway terms.

Response to comments made

6. HHS's comments on concrete walls - the materials and design of the embankment retaining walls alongside the public footpath remain exactly the same as previously approved under the earlier discharge of condition 5. The northern section of the boundary wall as it curves around the NW corner will be in brick as before, while the lower embankment retaining walls along the majority of the southern footpath will remain as fair faced concrete as before. There is no intention to change these approved details and to use brick or render instead as suggested. In any case, the Council's landscape officer considers that exposed concrete is acceptable as it is only along the embankment terraces and will be partly hidden behind lush planting; it reflects the approved materials of the concrete frame element of the main building behind, the use of a render could possibly have maintenance issues amongst the planting.

7. HHS's objections on memorial garden - these are exactly the same as those made to the previous application for discharging this condition which was reported to Members Briefing Panel on 24/10/16. These comments are based on a misunderstanding of the plans. The officers' response to that objection is re-stated below:

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 the 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.

Conclusion

8. The overall landscaping details as revised continue to be considered acceptable and can be fully discharged again.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th September 2018, 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'.

Application ref: 2018/2457/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 3 September 2018

Development Management
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Savills
33 Margaret Street
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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:

Revised 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), as amended by a Non-Material Amendment dated 15.8.17 ref 2017/4229/P.

Drawing Nos: Plant schedule, ref (91)ScCHL001 by colvin and moggridge; External works specification, ref (91)SPCL001 by colvin and moggridge; 1372-DT- 001-09, 002-07, 003-07; 1372-GA- 101-10, 102-10, 103-08, 104-08; 1372-SE- 200-07, 201-07, 202-08, 203-05, 204-04; 1372-PP- 301-03, 302-03, 303-03; comparison schedule.

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

Informative(s):

- 1 You are reminded that conditions 2 (design and materials), 3 (sample panel), 9 (roof plant), 15 (PV cells), 17 (brown roof), 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 paragraph 38 of the National Planning Policy Framework 2018.

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

DRAFT

DECISION