

David Whittington
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2018/2584/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

14 September 2018

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), as later amended by a Non-Material Amendment dated 15.8.17 ref 2017/4229/P, namely to allow reconfiguration of service yard, carpark and plant room layouts to relocate plant and substation and to increase carparking by 12 extra carspaces within the internal carpark and 1 extra disabled space on northern courtyard, resulting in a total of 71 spaces for patient and hospital visitors.

Drawing Nos: Superseded plans- 2000E, 2001E, 2002E
Proposed plans- letter from Savills dated 30.5.18; Site plan 0000C; 1372-GA- 101-10,
103-08; 3340-PL(10) 00, 01, 16

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-
letter from Savills dated 30.5.18; Site plan 0000C; 1372-GA- 101-10, 103-08; 3340-PL(10) 00, 01, 16; 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 Reason for granting approval-

The original 2 storey car park was used by staff, patients and visitors and had a total of 100 spaces. The approved development provided 58 carpark spaces for patient and hospital visitors only, resulting in a net loss of 42 spaces from the existing situation.

In working up the detailed plans, the carpark has been reconfigured internally, as a result of reduced requirements for internal plant, relocation of the substation to the external service yard, and provision of another disabled carspace on the northern courtyard. As a result, the carpark will now have another 13 spaces, reducing the

net loss to 29 spaces and increasing the total to 71 spaces.

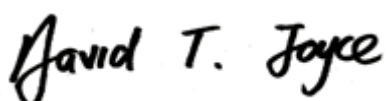
There are no changes to the exterior of the approved building. The extra disabled carspace in the northern courtyard has already been approved by the previous Non-Material Amendment. The proposed total of 71 spaces still represents a reduction from the existing carpark provision which was previously considered acceptable. The change by 13 additional spaces will have a negligible effect upon the traffic conditions of the hospital site and surrounding area, and will help to provide additional much needed on-site parking for visitors and patients. The relocated substation next to the existing one in the enclosed service yard is a minor addition that will have no material impact on the overall appearance of the scheme or local amenities.

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, 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 paragraph 38 of the National Planning Policy Framework.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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