

Application ref: 2018/3897/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 27 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ansell and Bailey LTD
17 Bowling Green Lane
Clerkenwell
London EC1R 0QB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Royal Free Hospital
Pond Street
London
NW3 2QG

Proposal: Installation of air-handling and chiller units within screen enclosures on 4th floor level flat roof on north elevation facing Pond Street.

Drawing Nos: Acoustic Plant Assessment by Conabeare Acoustics dated 19.7.18;
Design and Access Statement by SMP ref 18028 dated Aug 2018; (00)001, 002;
(01)001, 002; (02)001, 002; 02-M-04-04-200-01, 02 (both edition P1); 18-1458-ST-001
rev T1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - Acoustic Plant Assessment by Conabeare Acoustics dated 19.7.18; Design and Access Statement by SMP ref 18028 dated Aug 2018; (00)001, 002; (01)001, 002; (02)001, 002; 02-M-04-04-200-01, 02 (both edition P1); 18-1458-ST-001 rev T1

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission-

The proposed roof plant, comprising a chiller unit and an air-handling unit at

4th floor, is considered acceptable in visual and amenity terms. Both units will be screened by 2.4m high metal enclosures coloured to match the existing building's concrete panels. They will be set back from the podium edge and in front of the central tower block and thus will be barely visible from street level in Pond Street. The structures will have no harmful impact on the appearance of the hospital or character of the street, given the building's overall size, their discreet setback location at upper level and the existence of other similar plant enclosures at this level.

The proposal is considered to preserve the character and appearance of the adjoining conservation area opposite. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The acoustic report submitted demonstrates that the plant noise will be below background noise levels and will fully comply with Council's standards. Accordingly the proposal will not harm the amenity of residential premises opposite.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

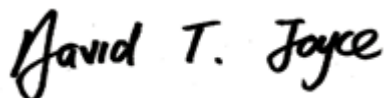
As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning