

10 April 2019



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**FOR THE ATTENTION OF : CHARLES THUAIRE**

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 2014/6845/P**

**Planning Portal Reference : PP-07770197**

**Condition 9 : Roof Top Plant and Ductwork**

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- -07770197). The fee for the application £116 will be paid directly to the Council.

**Condition 9 (Roof Top Plant and Ductwork)**

*Before the use commences, details of the roof plant and ductwork shall be submitted to and approved by the local planning authority*

**Reason:**

*To safeguard the appearance of the premises and the character of the immediate 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 Development Policies.*

The following drawings prepared by BMJ Architects and TClarke (M&E Contracting) provide the necessary details:

- PL(10)07 Level 07-Roof Plan
- PL(10)15 South Elevation
- PL(10)16 West Elevation
- PL(10)17 North Elevation
- PL(10)18 East Elevation
- PL(10)26 Section AA
- PL(10)27 Section BB
- PL(10)28 Section CC

PEA-TCL-01-07-DR-M-20700\_Level 07 Mechanical Services Ventilation Layout Sheet 1 of 2\_S2 Suitable for Information\_P01\_1

PEA-TCL-01-07-DR-M-20701\_Level 07 Mechanical Services Ventilation Layout Sheet 2 of 2\_S2 Suitable for Information\_P01\_1

TClarke Views 5 April 2019

- *The reason for the condition relates to securing high quality design.*
- *The plant is set in from all building edges and is low level in nature.*
- *The majority of the ducting is low level box type ducting that sits at roof level.*
- *This ducting sits lower than the raised glazed roof of the atrium and lower than the height of the two cores that sit at the northern and southern ends of the proposed building.*
- *The modest vertical flues that rise above roof level (visible within the 2d southern elevation drawing) are set a considerable distance back into the roof area towards the rear of the building and a considerable set back distance from the principal front building line to Hampstead Green and the wider public realm.*
- *The 2x bell flues located towards the southern end of the site, sit below the height of the southern core and, these too are set back from the principal front building line to Hampstead Green and the wider public realm.*
- *The plant will not be readily visible from within the public domain due to its modest height and position away from the leading building edges.*
- *The views prepared by TClarke show that from key views, this positioning of plant and ducting, such structures will not be visible.*



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

A handwritten signature in blue ink, appearing to read "D. Whittington".

**David Whittington**  
**Director**