

Application ref: 2019/1916/P
Contact: Charles Thuaire
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Date: 9 August 2019

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Savills
33 Margaret Street
London
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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

Proposal:

Details of roof plant required by condition 9 of 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 containing laboratory/research space for Institute for Immunity and Transplantation, a patient hotel, Royal Free Charity offices plus a replacement carpark, plant and landscaping).

Drawing Nos: Level 07 ventilation layout plans rev P01 (2 sheets); PL(10) 07, 15, 16, 17, 18, 26, 27, 28; Roof apparatus amendments 3D views Stage 4.

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

Informative(s):

1 Reasons for approval-

The roof plant details follow on from the approved strategy for plant on the roof which is concentrated in the northern section facing the rear and is set back from the front and south side elevations. Notably the plant is mainly low level ducting and set back from all building edges and so will be only minimally visible from some viewpoints, notably from the rear in Pond St, and not at all

from others. Plant at the lower rear roof level will be totally hidden from view by a louvred screen. The few vertical flues that rise above the general roof height are well set back from the edges and will only appear as minor incidental features in long views. The key western front and southern side elevations facing Hampstead Green and Rowland Hill Street will be largely unaffected in short and medium distance views. Montages submitted show that indeed the equipment should not be visible at all.

Thus the plant is considered to be discreet and appropriate in location, bulk and layout to the new building and will not harm its overall appearance nor the character of the surrounding area and adjoining conservation area.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with 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.

- 2 You are reminded that conditions 17 (brown roof) and 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.
Details submitted for conditions 2 (design and materials), 3 (sample panel), and 15 (PV cells) are being currently assessed under refs 2019/3820/P and 2019/3619/P.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer