

Application ref: 2019/3619/P
Contact: Charles Thuaire
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Date: 23 September 2019

Development Management
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Savills
33 Margaret Street
London
W1G0JD

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 PV panels required by condition 15 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: Pear building PV array O&M report by Mark Bramhall; PEA-TCL-01-XX-SCM-E-10000 rev C03; Technical submittal report by TClarke, ref PEA-TCL-01-XX-TS-E-02223 rev P02; PL(10)07 rev P2, 26 rev P2, 27 rev P2

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

Informative(s):

1 Reasons for approval-

The four areas of 102 photovoltaic cells are appropriately located and designed so as not to be visible, or least very minimally so, above the parapet edges of the block. They will have no visual impact on the appearance of the block as

viewed from the public realm nor on its surroundings, given the panels' height, angle and location. The submitted data show that the PV panels will contribute to achieving the required CO2 reduction targets and will be adequately maintained annually. Accordingly the development will provide adequate on-site renewable energy facilities and are considered acceptable by the Council's Sustainability Officer.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 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) and 3 (sample panel) are being currently assessed under ref 2019/3820/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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer