

14 April 2020



Development Control
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG



FOR THE ATTENTION OF DAVID FOWLER

Dear Sir / Madam

**Royal Free Hospital Pears Building
Pond Street
London
NW3 2QG**

S73 Town and Country Planning Act 1990 (as amended)

**Submission of Application for a MINOR MATERIAL AMENDMENT
to Planning Permission ref 2014/6845/P approved by the LPA on 25 April 2016**

Planning Portal Reference PP 08716269

On behalf of the applicant, Royal Free Charity Developments Ltd, please find enclosed an application for a Section 73 Minor Material Amendment to Planning Permission LPA ref 2014/6845/P approved by the LPA on 25 April 2016 in respect of development at the above site.

A Minor Material Amendment is sought for:

"Minor-material amendment to planning permission 2014/6845/P approved by the LPA on 25 April 2016 namely :

Variation to Condition 23 to allow for alterations to the approved vertically hung and projecting louvered panels and the horizontal brise soleil at level 5 parapet height:

- I. Alternative use of aluminium individual louvres within vertically hung and projecting panels, in place of the approved timber louvres, to be set within the (as approved) aluminium metal framing.*
- II. Reduction in projection depth of the horizontal brise soleil at level 5 parapet height, and alternative use of aluminium individual louvres in place of the approved timber louvres*





III. Reduction in projection depth from 1000mm to 750mm of the projecting louvres

In support of this application, we enclose the following documents:

- Application Form
 - Drawings
 - BMJ
 - Levolux
 - Hopkins
- Elevations*
Details of panels / brise soleil /screens
Design Statement

The application has been submitted electronically to the LPA via the Planning Portal under reference no: PP-08716269. The application fee of £234 has been paid to the Council via the Planning Portal

Background to this Application

The submission of this S73 application follows the submission of an application for the discharge of Condition 2 relating to the use of materials within the main external facing materials as submitted to the LPA in July 2019 LPA ref: 2019/3820/P

Further to discussions with officers, including a site meeting held on 7 November 2019, this application to discharge Condition , has been amended to specifically to exclude the materials relating to the following elements:

- Vertically hung and projecting louvres panels, (internal louvres only, not surrounding framing)
- the horizontal brise soleil at level 5 parapet height

It is proposed to use an alternative material (aluminium as opposed to timber) within these elements and also to reduce the size of some of these elements.

LPA Officers have advised the applicant that they consider the proposal to change the materials of the these elements are such that they constitute a material change to the external appearance of the building as previously approved by the LPA.

As such, officers have advised that they constitute a Minor Material Amendment to the original permission and must be assessed under S73 of the Town and Country Planning Act 1990 (as amended), as opposed to being assessed as details to discharge Condition 2 of the original planning permission.

This application is submitted to serves this procedural route and allows for assessment as to the acceptability of the aluminium louvers over the approved timber under s73.

Past Amendments to Original Permission

The main original planning application has been the subject of three previous amendments under s96a of the Town and Country Planning Act 1990 (as amended), to provide for "Non-Material Amendments". Specifically these were:

2019/5593/P	namely to allow replacement of glazing with brick at corridor ends of level 6 and alteration to size and height of brise-soleils on front elevation.	Granted 11.11.19
2018/2584/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	Granted 21.06.18



	carpark and 1 extra disabled space on northern courtyard, resulting in a total of 71 spaces for patient and hospital visitors	
2017/4229/P	namely to allow an increased width of public footpath adjoining Hampstead Green, redesign of landscaped terracing and staircases adjoining this, redesign of north courtyard landscaping and addition of 1 disabled car parking space	Granted 27.07.17

The Consented Position

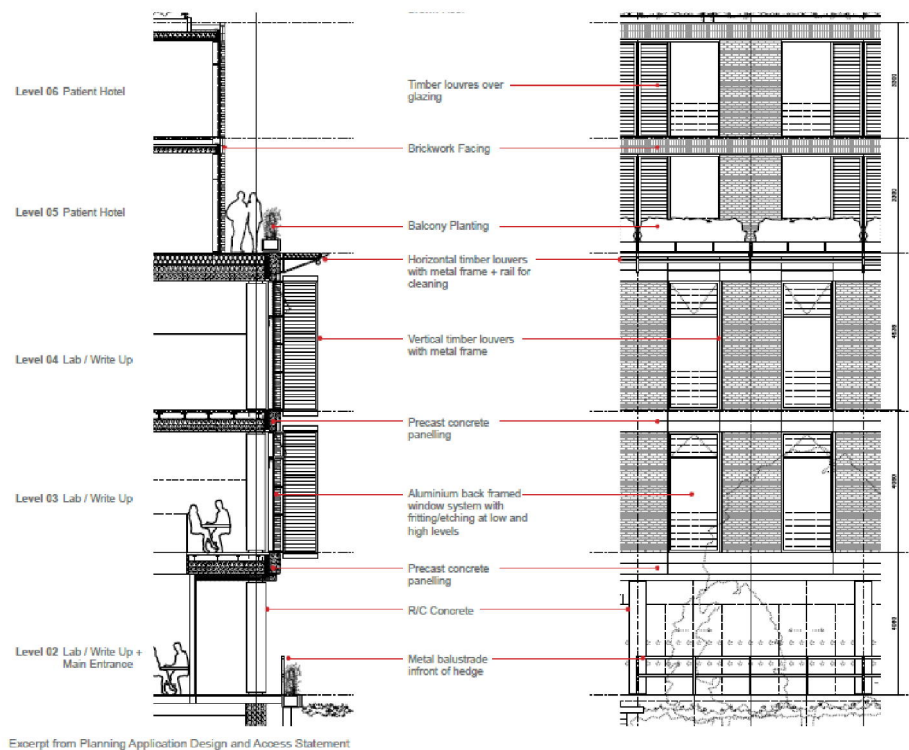
The original planning permission included a number of design details within the principal elevations of the building, namely

- *Vertically hung and projecting louvres panels*
- *the horizontal brise soleil at level 5 parapet height*

The application was subject to the following conditions to control the external appearance of the building;

2	<p><i>Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:</i></p> <ul style="list-style-type: none"> <i>a) Facing materials of all elevations</i> <i>b) Details including sections at 1:10 of all windows and door frames.</i> <i>c) Details of all louvres including samples of materials</i> <i>d) Details including materials of all balconies and roof terraces.</i> <p><i>The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.</i></p> <p><i>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</i></p>
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The surrounding frames within which the louvres were set were always proposed to be aluminium as shown on the originally approved plans, it was only the *individual louvres to be set within these frames that were proposed to be timber*. This timber material was shown on a number of CGI's and set out within the Design and Access Statement shown overleaf.



The original scheme architects, Hopkins Architects have prepared a design statement to accompany this application. This sets out the design rationale to the change. BMJ architects provide rendered elevations to show the use of this proposed material within the elevations. Levolve provide a series of detailed drawings.

The Hopkins statement, includes a series of hi-resolution CGI's commissioned by the applicant in early 2020. These new views have been taken from a number of key viewpoints around the site and also include both winter and summer shots, so that the absence of leaf /canopy cover can be taken into account.

It also sets out the clear preference of the design team in terms of the proposed RAL colour of the metal louvres and the framing for these louvres, but also shows options in terms of other RAL colours to allow for a full assessment.

The changes to the louvers panels was also required for several other reasons.

In the aftermath of the Grenfell tragedy, the use of combustible materials within buildings came under forensic scrutiny by all parties. Timber, even treated timber, remains a combustible material. There was no desire to



affix a combustible material within the external fabric of this elevation. This is a medical research building, but has a patient hotel within the upper floors where patients will stay overnight in this accommodation.

The aluminium louvres will not require the same maintenance regime as the timber louvres. They will remain consistent in appearance over time, as opposed to the ongoing weathering of timber. The timber louvres would require a much more frequent maintenance programme, which will also include the closure of the adjacent footway to facilitate the cherry picker access to the main front elevation, which is something the applicant wishes to avoid.

The aluminium louvres are lighter in weight than the consented timber. The weight of the consented panels was causing concerns relating to the loadings upon the fixings and wind shear across the elevations. For these reasons also the depth of the vertical panels has been reduced by 250mm

These proposed amendments do not significantly or substantially alter the external appearance of the building as a whole. The overall structure, design, appearance, scale, massing and architecture of the building remains unaltered by these proposed amendments. The original architectural design remains fully in place and is not amended by this proposal.

It is the *detailing* within the elevation that is changing, and only the material which is changing not the original design intent which remains fully intact and present. The scale of the building is such, that in the context of the massing, form and design, this change is relatively slight overall.

The proposed changes to ONLY ONE of the approved materials in no way harms the overall integrity, success or composition of the approved building. On the contrary, the applicant team, believes that this design elevation will create a crisp final elevation. The warmth of the selected RAL colour will play a very positive part of the overall palette within the principal elevations. This amendment will cause no material harm to any interest of acknowledged importance including the townscape and streetscene the conservation area or nearby listed buildings.

The Council always had the mechanism to retain control in the final assessment and control of the precise materials to be used within the external elevation of the building. This S73 applicant does not change this: it allows for full assessment of the use of the aluminium louvers as opposed to the timber louvers.

It is common place for materials and details to change during of the course of construction on a building of this scale, but again we stress that the main approved materials such as brick and pre-cast concrete are not changing.

Condition 23 can therefore be varied to include the enclosed documents in so far as they relate to the items the subject of these proposed amendments and set out above.

We 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 [REDACTED]

Yours faithfully

A large black rectangular box redacting the signature of David Whittington.

David Whittington
Director



BMJ Drawings		Hopkins Design Statement	
PL(10)19 South Elevation coloured - 1036		A RFMR 9424 S73 Part 1	
PL(10)20 West Elevation coloured - 1036		A RFMR 9424 S73 Part 2	
PL(10)21 North Elevation coloured - 1036		A RFMR 9424 S73 Part 3	
PL(10)22 East Elevation coloured - 1036			
PL(10)19 South Elevation coloured - 1035			
PL(10)20 West Elevation coloured - 1035			
PL(10)21 North Elevation coloured - 1035			
PL(10)22 East Elevation coloured - 1035			
PL(10)30 coloured elevation - 1036			
PL(10)30 coloured elevation - 1035			
Levolux Drawings			
J180108 - 400_Item 4 - Screens NTS Specification_B		J180108 - 500.pdf_Item 5 Horizontal Brise Soleil Specification	
J180108 - 401_Item 4 - Levels 5 & 6 Screens Layout Plan Level 5_B		J180108 - 501.pdf_Item 5 Horizontal Brise Soleil Layouts Plan	
J180108 - 402_Item 4 - Levels 5 & 6 Screens Layout Plan Level 6_B		J180108 - 502.pdf_Item 5 Horizontal Brise Soleil Typical Plan Details	
J180108 - 410_Item 4 - Levels 5 & 6 Screens Typical Plan Detail_B		J180108 - 503.pdf_Item 5 Horizontal Brise Soleil Typical Plan Details	
J180108 - 411_Item 4 - Levels 5 & 6 Screens Typical Plan Detail_B		J180108 - 504.pdf_Item 5 Horizontal Brise Soleil Typical Section A-A	
J180108 - 412_Item 4 - Levels 5 & 6 Screens Typical Panel Elevation Details_B		J180108 - 505.pdf_Item 5 Horizontal Brise Soleil Sections B-B	
J180108 - 413_Item 4 - Levels 5 & 6 Screens Typical Panel Elevation Detail		J180108 - 506_Item 5 Horizontal Brise Soleil 1517 Projection Part Layout Plan	
J180108 - 414_Item 4 - Levels 5 & 6 Screens Typical Plan Details Fixed Windows_B		J180108 - 507.pdf_Item 5 Horizontal Brise Soleil Typical Bracket Details	
J180108 - 415_tem 4 - Levels 5 & 6 Screens Typical Elevation DetailFixedWindows		J180108 - 508.pdf_Item 5 Horizontal Brise Soleil Corner Bracket Details	
J180108 - 420_Item 4 - Levels 5 & 6 Screens Typical Section Level 6_B		J180108 - 509.pdf_Item 5 Horizontal Brise Soleil Fin & Nosing Profile Details	
J180108 - 421_Item 4 - Levels 5 & 6 Screens Typical Section Level 5_B			
J180108 - 422_Item 4 - Levels 5 & 6 Screens Typical Section Levels 5 & 6_B			
J180108 - 430_Item 4 - Levels 5 & 6 Screens Mullion Prep. & Bracket Details_B			
J180108 - 431_Item 4 - Levels 5 & 6 Screens Transom Prep. & Bracket Details_B			
J180108 - 432_Item 4 - Levels 5 & 6 Screens Bracket Prep. Details - Levels 5 & 6_B			