

Application ref: 2020/2374/P  
Contact: David Fowler  
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Date: 11 September 2020

**Development Management**  
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Savills  
33 Margaret Street  
London  
W1G0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

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

Proposal: Non-Material Amendment to facilitate retention the existing brick wall and replacement of the concrete wall with a low level concrete edge, with a no dig footing. Repairs to existing brick wall with a stone coping detail granted under reference 2014/6845/P dated 25/04/16 for alterations to existing low level wall surrounding trees at south western tip of site at the junction of Rosslyn Hill, Rowland Street and Hampstead Green footpath, namely retention the existing brick wall and replacement of the concrete wall with a low level concrete edge, with a no dig footing. Repairs to existing brick wall with a stone coping detail.

Drawing Nos: Covering letter (Savills) dated 29 May 2020, 008-SE-208-03 P2.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 The consented scheme and approved details involved the removal of a brick wall at the junction of Hampstead Walk with Rowland Hill and the erection of a concrete wall. It has since become apparent that the removal of the brick wall would impact on the exposed roots of trees in the vicinity. Under the current proposals, the brick wall would therefore be retained and repaired and the proposed concrete wall

replaced with a concrete edge.

A Tree Officer was consulted on the proposed amendment and considers this an improvement on the approved design for the long-term health of the trees. The proposals would minimise disruption to the already congested rooting environment. No changes to soil levels are proposed.

The changes are very minimal and have no impact in terms of design and conservation.

There are no amenity implications with this change.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The above amendment is considered a non-material amendment to the original application.

- 2 You are advised that this decision relates only to the proposed non-material amendment as set out in the description and in the covering letter that accompanied the application and shall only be read in the context of the substantive permission granted on 15/08/2017 under reference number 2017/4229/P, and any subsequent amendment applications, and is bound by all the conditions and obligations attached to that permission.
- 3 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.

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.

Yours faithfully



Daniel Pope  
Director of Economy, Regeneration and Investment

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