

Application ref: 2020/3186/P
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Date: 22 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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Ansell and Bailey
99 to 101 Farringdon Road
London
EC1R 3BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal:

Installation of an air handling unit, 3 x condenser units and ducting for the second floor roof area.

Drawing Nos: Plan Nos: (00)001A, (00)002, (00)003, (01)001 A, (01)002 A, (02)001 A, (02)002 A, (02)003 A, (02)004 A, (03)001 A, M-102 WD, 4463-20929-1 Rev 1, extract from engineering data book, Design and Access Statement (RSP) 9th July 2020, Environmental Acoustic Impact Assessment CS8314-01 (Conabeare Acoustics) 8th June 2020, Technical Specification Sheet Rev 5 (M&Y) 29 May 2020, Letter dated 9th July 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

(00)001A, (00)002, (00)003, (01)001 A, (01)002 A, (02)001 A, (02)002 A, (02)003 A, (02)004 A, (03)001 A, M-102 WD, 4463-20929-1 Rev 1, extract from engineering data book, Design and Access Statement (RSP) 9th July 2020, Environmental Acoustic Impact Assessment CS8314-01 (Conabeare Acoustics) 8th June 2020, Technical Specification Sheet Rev 5 (M&Y) 29 May 2020, Letter dated 9th July 2020.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 External noise
The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Anti-vibration
Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building

Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission

The application is for the installation of ventilation plant, consisting an air handling unit, 3 condensing units and ducting on a flat roof on the 2nd floor (with the ducting extending up to 3rd floor level), in the north/centre of the site, on the Pond Street side of the building. The plant is required to provide compliant clinical space due to the pressures on the Trust due to Covid. The area is currently used as a balcony area.

This part of the site is not located within a conservation area, but is located near to the Hampstead and Mansfield Conservation Areas to the north.

It is likely that some of the proposed plant and equipment would be partly visible from the street. However, it would be viewed against the setting of the large scale commercial buildings on the hospital site and would be commensurate with the scale and design of the existing building.

The proposed plant would not be considered harmful to the character or appearance of the building or the neighbouring conservation areas.

Due to the location and nature of the proposal, the new extract plant units would not be considered harmful to amenity of neighbouring occupiers in terms of loss of outlook, privacy or daylight. A noise impact assessment has been submitted in support of the application that demonstrates that the plant would comply with Camden's minimum noise standards subject to the standard noise condition.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies C2, A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033, the London Plan 2016, the


London Plan (intend to publish) 2019 and the National Planning Policy Framework 2019.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer