

Application ref: 2020/1860/P
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Date: 21 January 2021

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Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

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 two oxygen tanks (Covid-19 response) measuring 2m x 6.7m and 2.4m x 8.4m for a temporary period until 1st January 2022.(retrospective)

Drawing Nos: 20-1798-SL-001 A, 20-1798-SL-002 A, SC12201 Rev 2, A-SE TD052_3.0, Datasheet LITS 3_Linde gas Standard_10148759_Rev 008, TD004 (vessel brochure), photographs, letter from Montagu Evans dated 29.4.20.

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 shall be carried out in accordance with the following approved plans:
20-1798-SL-001 A, 20-1798-SL-002 A, SC12201 Rev 2, A-SE TD052_3.0, Datasheet LITS 3_Linde gas Standard_10148759_Rev 008, TD004 (vessel brochure), photographs.

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

- 2 The structures hereby permitted are for a temporary period only and shall be removed on or before 1st January 2022.

Reason: The type of structures are not such as the local planning authority is prepared to approve, other than for a limited period, in view of their appearance. The permanent retention of the structures would be contrary to the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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 Reasons for granting permission

The proposed oxygen tanks are required temporarily (until 1 January 2022) to deal with the ongoing Covid-19 pandemic. They do not benefit from permitted development rights under the Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020, as they are above six metres from the ground and are within 10 metres of the site boundary.

Given the urgency, the tanks have already been installed and in operation for at least 9 months.

The tanks have been sited in a discreet location, down Rowland Hill Street and tucked away from general public view. The tanks are utilitarian structures over 6 to 8m high and would be visible from the Pegasus residential development which lies approximately 5m to the west. However, this development is on higher land and there is a boundary wall and tree screening in-between. Given the temporary nature of the tanks and their location, it is not considered necessary to require additional screening. Furthermore, screening would increase the bulk of the proposal.

The tanks do not create any harmful noise or odours. Environmental Health officers have no objections, subject to the usual noise condition. There would be no harmful loss of light or outlook from the tanks.

There are no transport issues related to the proposals. The tanks are safely stored within a secure compound and surrounded by heavy protection bollards to prevent vehicle impact. No trees are affected by the proposals.

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

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

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 faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer