

Application ref: 2021/2953/P  
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Date: 6 October 2021

**Development Management**  
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Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Land at Southern Car Park**  
**Royal Free Hospital**  
**Pond Street**  
**London**  
**NW3 2QG**

Proposal: Non-material amendment to the elevations and landscaping as part of application 2019/4937/P dated 22/01/21 for erection of new building to provide a Maggie's Centre (435sqm net floorspace) non-residential institution (ancillary to Royal Free) - and associated landscaping works.

Drawing Nos:

Superseded drawings:

3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,21.

Amended drawings:

Maggie's Design and Access Statement (Studio Libeskind) June 2021, 3A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, Covering letters 18/4369 (Planning Potential) 17 June 2021 and 31 August 2021, Email from agent (Planning Potential) dated 04 October 21.

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

For the purposes of this decision, condition no.2 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2 (Approved plans)

The development hereby permitted shall be carried out in accordance with the following approved documents:

##### Drawings:

3A, 4, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A.

##### Plans:

Design and Access Statement (Studio Libeskind) September 2019, Cover Letter (Planning Potential) 20 September 2019, Transport Statement NM/MD/AT/ITL15222-001C (i-Transport) 18 September 2019, Construction Management Plan 3rd draft - September 2019, Arboricultural Report (ACS) 19th March 2018, Biodiversity Net Gain Assessment WIE16378-100-190918-LM1-C (Waterman) 18th September 2019, Ecological Walkover Survey WIE16378-100-190918-LM2-C (Waterman) 18th September 2019, Daylight & Sunlight Assessment 14562 (GIA) 10/08/2019, Planning Statement (Planning Potential) September 2019, Covering letters 18/4369 (Planning Potential) 17 June 2021 and 31 August 2021, Email from agent (Planning Potential) dated 04 October 21.

##### Reason:

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

#### Informative(s):

##### 1 Reason for granting approval:

Under the proposals there would be changes to external elevations including the removal of the exterior timber fins, the treatment of the timber panels to protect against weathering, the lowering of the parapet and the removal of windows in the parapet facing adjacent properties. The amendments also include a reduction in landscaping as a result of oxygen tanks installed for COVID.

The proposed amendments would not result in a reduction in design quality of the original scheme. Condition 3 of the original permission is yet to be discharged and further details of the design changes, including details of the parapet, window frames and material changes would be required to discharge this condition.

There would be no amenity impact from the proposed changes, with a slight reduction of the parapet and the removal of windows facing neighbouring properties.

Some of the parking area will be repurposed for landscaping to compensate for the loss of landscaping due to the COVID oxygen tanks. This area is outside the red line of the original application and will be secured via a section 106 deed of

variation, attached to the application to discharge the landscaping condition, which has been submitted (2021/3316/P).

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 22/01/2021 under reference 2019/4937/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 2019/4937/P dated 22/01/21 and is bound by all the conditions and obligations attached to that permission.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer

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