

Application ref: 2021/5297/P  
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Date: 8 February 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ansell and Bailey Architects  
99-101 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:

Addition of a new air-handling unit and associated extract and exhaust pipes on the 12th floor roof to serve the East Wing of this floor.

Drawing Nos: (00)001, (00) 002, 01(003), 01(017), 02(001), 02(002), 02(003), 02(011), 02(012), 02(013), 03(001), 21-2015-ST-100 P1, FT-006, A04451-13-GA-57-001 A, Environmental Acoustic Impact Assessment CS8419-01 A (Conabeare Acoustics) 21st July 2021, Design and Access Statement 21007 (Ansell + Bailey) 28th October 2021, Technical Submittal Q 11271/21/REV13 (M&Y) 15th June 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:  
(00)001, (00) 002, 01(003), 01(017), 02(001), 02(002), 02(003), 02(011), 02(012), 02(013), 03(001), 21-2015-ST-100 P1, FT-006, A04451-13-GA-57-001 A, Environmental Acoustic Impact Assessment CS8419-01 A (Conabear Acoustics) 21st July 2021, Design and Access Statement 21007 (Ansell + Bailey) 28th October 2021, Technical Submittal Q 11271/21/REV13 (M&Y) 15th June 2021.

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

- 3 Prior to use, plant 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 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 Reasons for granting permission-

The Royal Free Hospital plans to refurbish an area to create a ward for patients with infectious airborne diseases, including Covid 19. The proposed plant is for this purpose. The plant consists of an air-handling unit and associated ductwork including extract and exhaust pipes on the main tower roof.

The plant would be located towards the centre of the roof. Whilst at high level, given the location away from the parapet, the plant will not be readily visible. In any long views, the plant would be viewed alongside other plant, equipment and structures at roof level and so would not appear prominent or incongruous. Furthermore, the plant would be on a large-scale hospital building and would be commensurate with the scale and design of the existing building.

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. 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 plant would not be 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 2013.

As such, the proposed development is in general accordance with policies C2, A1, A4, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer