

Application ref: 2021/4596/P
Contact: David Fowler
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Date: 20 June 2022

Development Management
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Ansell and Bailey Ltd
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:

Installation of 2 x Chillers and associated plant enclosure on the 4th floor podium roof facing north as a small increase to a planning permission for the initial chillers and plant room 2019/5370/P dated 24/01/20.

Drawing Nos: Plan Nos: (01)011, (02)011 A, (03)011 A.

Supporting documents: Environmental Acoustic Impact Assessment CS8258-01 (Conabeare) 3rd July 2020, Design and Access Statement Revision A (Richard Stephens Partnership Limited) 26th June 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Nos: (01)011, (02)011 A, (03)011 A.

Supporting documents: Environmental Acoustic Impact Assessment CS8258-01 (Conabear) 3rd July 2020, Design and Access Statement Revision A (Richard Stephens Partnership Limited) 26th June 2020.

Reason:

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

- 3 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 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing 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 the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment 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

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. [Delegated]

The proposed plant includes the extension of an existing supporting frame, an enclosure and cooling plant and ventilation equipment. The equipment will serve a COVID-19 intensive care ward.

The plant would be located on the roof at fourth floor level. 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 with other structures behind and so would not stick out or appear 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 (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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer