

Application ref: 2022/1758/P
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Date: 3 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Montagu Evans LLP
70 St Mary Axe
London
EC3A 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:

Creation of roof garden at fourth floor level on existing flat roof in the south western corner of the main hospital building.

Drawing Nos: A-01-102, A-02-103 Rev E, A-01-002 Rev A, A-01-101 Rev A, A-02-002 Rev D, A-02-5-1 Rev B, A-02-101 Rev C, A-02-102 Rev B, A-02-104 Rev B, A-02-105 Rev B, A-02-407 Rev B, A-02-408 Rev B.

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: A-01-102, A-02-103 Rev E, A-01-002 Rev A, A-01-101 Rev A, A-02-002 Rev D, A-02-5-1 Rev B, A-02-101 Rev C, A-02-102 Rev B, A-02-104 Rev B, A-02-105 Rev B, A-02-407 Rev B, A-02-408 Rev B.

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.

Informative(s):

- 1 Reasons for granting permission.

The application relates to an existing area of flat roof at the Royal Free Hospital. The area of roof is on the fourth floor on the South West corner of the hospital. The roof is currently used for maintenance access to plant (including air-conditioning condensers).

The roof is currently accessed informally by staff of the Intensive Care Department. The existing doors, staircases and ramps provide direct access from the administration areas of the department on to the roof.

The physical works are limited to upgrading the fabric of the roof and introducing planting, seating and timber balustrade screening. The areas of bench seating along the main southern strip of the roof garden face back towards the hospital, to prevent any issues with overlooking. The taller areas of the proposal are set back away from the southern façade. These include a trellis for planting and the pergola canopy structure to the eastern end of the terrace. The stairs that provide access to the office buildings and Intensive Care Unit (ICU) wards would be clad in timber decking. The use of natural materials such as timber and increased planting is welcome. Overall the physical works are limited and would not harm the appearance of the site or the character of the Mansfield Conservation Area.

The closest neighbours are a development of apartment buildings on the south side of Rowland Street Hill. Review of the site plan shows that the closest portion of the apartment complex is over 20 metres from the proposed roof terrace, and angled away from the main area of occupation. This distance is in accordance with the minimum suggested requirement of 18 meters of Camden Planning Guidance Amenity 2021. The applicant has provided information about the nature and intensity of how the terrace will be used. The terrace will be accessed 24 hours a day 7 days a week but limited to staff from the ICU which is itself an access-controlled environment separate from the rest of the Royal Free Hospital. The space is not intended to be used for social gatherings or events but for ICU staff to use for short rest periods during shifts. As such a condition controlling the hours of use are not necessary for this development.

The development is acceptable regarding neighbouring residential amenity impact.

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.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 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) 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:

<https://www.gov.uk/appeal-planning-decision>.

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