

Application ref: 2023/0591/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 16 March 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

WSP
70 Chancery Lane
London
WC2A 1AF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Ucl Eastman Dental Hospital And Institute
256 Gray's Inn Road
London
WC1X 8LD

Proposal: Partial discharge of condition 18 (Fire Strategy for Plot 1) of planning permission 2019/2879/P dated 10/03/2020 for Partial redevelopment of the site, including to the former Royal Free Hospital (Plot 1); Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3); Frances Gardner House and the Riddell Memorial Fountain within the courtyard of the former Royal Free Hospital, to create approximately 23,861sqm of medical research, outpatient facility and academic (Use Class D1) floorspace.

Drawing Nos: Cover Letter (09/02/2023), Fire Statement - Plot 1 (041349) (22/06/2022)

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for granting permission/consent-

Condition 18 of planning permission 2019/2879/P requires details of the Fire Statement for each phase/plot. The condition will be discharged on a plot by plot basis as noted in the Committee Report for the planning permission.

A Fire Statement has been submitted for Plot 1 in relation to the details within Condition 18. Upon consultation with the Building Control Officer it was confirmed that the statement was conducted by appropriately qualified Fire Engineer from BuroHappold, the provision for evacuation had been considered for all including mobility impaired persons and Fire Brigade access had been considered.

The full impact of the proposed development has already been assessed. The proposed details would ensure the safe and secure development of Plot 1 in terms of fire safety.

Therefore, the proposal for plot 1 only complies with the requirements of policy CP3 of the Core Strategy, policy D11 of the draft London Plan, policies D1 and C5 of the Local Plan 2017 and policy D12 of the London Plan 2021.

- 2 You are reminded that conditions 5 (plant - post installation), 8 (Thames Water (Waste water)), 9 (Thames Water (Surface water)), 11 (Electric vehicle charging points), 12 (Waste), 14 (Details, materials, samples), 15 (Plot 1 (Privacy)), 17 (Southern elevation Plot 3), 18 (Fire strategy - Plots 2 and 3), 19 (Landscaping), 20 (Trees), 21 (Biodiversity), 28 (Lighting), 29 (PVs), 30 (Green roofs), 34B (Contamination - Plot 3), 38 (Methodology headstones), 39 (Gas boilers, flues, generators), 40 (Air quality neutral), 41 (Rainwater) and 42 (Mechanical ventilation) of planning permission 2019/2879/P dated 10/03/2020 are outstanding and require details to be submitted and approved.

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



Daniel Pope
Chief Planning Officer