



Ewan Campbell
Planning Department
Camden Council
Camden Town Hall
WC1H 8ND

25 August 2023
Our ref: 62261921

Dear Mr Campbell,

256 GRAY'S INN ROAD, WC1X 8LD - SECTION 96A APPLICATION FOR NON-MATERIAL AMENDMENTS TO PLOT 1

On behalf of our client, University College London, we are pleased to enclose an application for non-material amendment under Section 96a of the Town and Country Planning Act 1990 to planning permission 2021/1809/P.

Application Submission

In addition to this covering letter, we submit the following additional or updated drawings and documents:

- Planning Amendment Level 03 East Façade Updates, (Drawing Ref. BEMP-HBA-P1-XX-RP-A-00-0014);
- Plot 1 Level 03 GA Plan – Proposed, (Drawing Ref. BEMP-HBA-P1-03-DR-A-20-1105 – P03);
- Plot 1 North Elevation – Proposed, (Drawing Ref. BEMP-HBA-P1-ZZ-DR-A-20-1211 – P04);
- Plot 1 East Elevation – Proposed, (Drawing Ref. BEMP-HBA-P1-ZZ-DR-A-20-1212 – P03);
- Plot 1 Section DD – Proposed, (Drawing Ref. BEMP-HBA-P1-ZZ-DR-A-20-1303 – P03);
- Plot 1 Elevation Bay Study 03, (Drawing Ref. BEMP-HBA-P1-ZZ-DR-A-21-1402 – P03);
- Sitewide Level 03 GA Plan – Proposed, (Drawing Ref. BEMP-HBA-SW-03-DR-A-20-1105 – P05);
- Site North Elevation – Proposed, (Drawing Ref. BEMP-HBA-SW-ZZ-DR-A-20-1201 – P03);
- Site East Elevation – Proposed, (Drawing Ref. BEMP-HBA-SW-ZZ-DR-A-20-1202 – P03) and
- Planning Amendment: North Link Façade Updates (Ref: BEMP-HBA-P1-ZZ-SK-A-00-1048- P01)

For clarity, the full list of approved and proposed drawings are listed in **Appendix 1**.

The requisite planning application fee of £298.00 has been paid directly to the London Borough of Camden Council via Planning Portal (ref. PP-12396929).



Procedural Context

A Section 96a amendment can be used to make any amendment to a planning permission providing the local planning authority is satisfied that the amendment is not material.

Section 96a of the Town and Country Planning Act states that:

- (1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.
- (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- (3) The power conferred by subsection (1) includes power —
 - a) to impose new conditions;
 - b) (b) to remove or alter existing conditions.

The wording of s96a specifically includes the ability to add, alter or remove conditions, but importantly there are no limitations on how s96a can be used for, providing the local planning authority is satisfied that the change is not material.

The National Planning Policy Guidance confirms that there is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme. As such, there is no standard definition as to what comprises a non-material amendment. It must be considered on an individual case-by-case basis at the discretion of the local planning authority.

Background

The application site at 256 Gray’s Inn Road comprises a 1.207ha parcel of land bounded to the west by Gray’s Inn Road, to the north by the Calthorpe Project and the New Calthorpe Estate, to the east by Langton Close and to the south by Trinity Court and St Andrew’s Gardens.

Full planning permission for the partial redevelopment of the site including the former Royal Free Hospital (Plot 1), Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3), Frances Gardner House and Riddell Memorial Fountain to create a medical research outpatient facility and academic floorspace was granted on 10 March 2020 (Ref: 2019/2879/P).

Planning permission 2020/5791/P, granted on 21 June 2021, amended 2019/2879/P to extend to the Plot 3 basement, along with smaller extensions at the front and rear of the Plot 1 basement.

On 18 April 2023, planning permission 2021/1809/P was granted for further amendments to the development approved by 2019/2879/P and 2020/5791/P, including amendments to Plot 1 (former Royal Free Hospital Building) to amend the lecture theatre east facade; east facade updates (locations of doors); north west corner facade (change of detailing); facade level changes; firefighting lift; Alexandra Wing demolition and construction methodology); lowering height of link between Alexandra building and Plot 1, relocation of vent, new low level vent, altering the flue number and design, additional demolition and construction details, and changes to flues on Plot 1.



This application proposes a non-material amendment under Section 96a of the Town and Country Planning Act 1990 to planning permission 2021/1809/P.

Proposed Amendments

This non-material application deals with two changes outlined below:

- Tapering of fins along the eastern façade; and
- Reducing the size of the windows on the northern façade.

TAPERED FINS

The amendments will provide safer access to clean and maintain this area of the facade, accessible from the level 03 terrace. The proposed design solution also seeks to preserve the architectural character of the approved scheme. The changes proposed is to taper the form of the ceramic fin to create a continuous and much safer access route along level 03 terrace on the east facade to clean and maintain this part of the facade.

This design solution also minimises the impact to the architectural character by maintaining the appearance of a full height ceramic fin. The principal strategy was discussed with LB Camden on 10th May 2023 and officers seemed supportive of the proposed amendment.

The design team have undertaken a detailed review of the cleaning and maintenance methodology for the east facade with a particular focus to improve safe access for the cleaning and maintenance operatives. At present, based on the current approved scheme:

- Access to this area of the facade is only provided from ground floor via a mobile elevating work platform. At present, there is no pedestrian access from level 03 terrace due to the height and width of the facade fins and their proximity to the lower facade parapet (as illustrated in supporting document “Planning Amendment Level 03 East Façade Updates”).
- Once the mobile elevating work platform reaches level 03, the operative is required to dismount from the platform to access and clean the lower part of the level 03 glazing. The operative must repeatedly step onto and off the parapet to access each facade bay for cleaning - this is not best practice and is considered a significant health and safety risk, particularly in the event of an emergency evacuation procedure (eg. fire egress).

The proposed design update addresses this risk by tapering the form of the ceramic fin to create a continuous and much safer access route along level 03 terrace to clean and maintain this part of the facade. This design solution also minimises the impact to the architectural character by maintaining the appearance of a full height ceramic fin.

WINDOWS ON THE NORTH ELEVATION

The north façade of the Plot 1 building must be fire rated which has implications for the depth and size of the glazing. The size of the windows has been reduced to comply with the fire rating tests and the submitted ‘North Links Façade Updates’ document explains that the current windows on



the first floor of the link building are too large to meet the fire rating tests. The design implications of this are shown on the updated north elevation drawing.

In our view this is an appropriate response to the fire rating constraint, and it is a minor change that would fall into the non-material category.

The proposal has been designed to a high quality as a result of ongoing technical review and coordination whilst also ensuring the updated design meets a number of statutory, safety and operational requirements. The proposed amendments to Plot 1 would not materially change the high-quality design aesthetic of the approved scheme.

This proposed design changes would have an insignificant impact on the design and appearance of the northern and eastern façade and the building as a whole. They would not be noticeable or stand out from the approved design when viewed from street level or neighbouring buildings, therefore the changes are non-material in nature.

Please do not hesitate to contact me or Anna Stott should you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Roberts'.

Simon Roberts
Planning Director
WSP

Attached: Appendix 1 – List of approved and proposed drawings



APPENDIX 1 – LIST OF APPROVED AND PROPOSED DRAWINGS

	Approved under 2021/1809/P	Amended drawings proposed under this application
Plot 1 drawings	(BEMP-HBA-P1-)	
Plot 1 Level B2 GA Plan	B2-DR-A-20-1100 Rev P04	Not Superseded
Plot 1 Level B1 GA Plan	B1-DR-A-20-1101 Rev P04	Not Superseded
Plot 1 Level 00 GA Plan	00-DR-A-20-1102 Rev P03	Not Superseded
Plot 1 Level 01 GA Plan	01-DR-A-20-1103 Rev 02	Not Superseded
Plot 1 Level 02 GA Plan	02-DR-A-20-1104 Rev 02	Not Superseded
Plot 1 Level 03 GA Plan	03-DR-A-20-1105 Rev 02	03-DR-A-20-1105 Rev. P03
Plot 1 Level 04 GA Plan	04-DR-A-201106 Rev 02	Not Superseded
Plot 1 Level Roof Plan	RF-DR-A-20-1107 Rev P02	Not Superseded
Plot 1 Level Roof Plan	RF-DR-A-20-1108 Rev P02	Not Superseded
Plot 1 West Elevation-	ZZ-DR-A-20-1210 Rev P02	Not Superseded
Plot 1 North Elevation	ZZ-DR-A-20-1211 Rev P02	ZZ-DR-A-20-1211 Rev P04
Plot 1 East Elevation	ZZ-DR-A-20-1212 Rev P02	ZZ-DR-A-20-1212 Rev P03
Plot 1 South Elevation	ZZ-DR-A-20-1213 Rev P02	Not Superseded
Plot 1 West Courtyard Elevation	ZZ-DR-A-20-1214 Rev P02	Not Superseded
Plot 1 East Courtyard Elevation	ZZ-DR-A-20-1215 Rev P02	Not Superseded
Plot 1 Sections AA	ZZ-DR-A-20-1300 Rev P02	Not Superseded
Plot 1 Section BB	ZZ-DR-A-20-1301 Rev P02	Not Superseded
Plot 1 Section CC	ZZ-DR-A-20-1302 Rev P02	Not Superseded
Plot 1 Section DD	ZZ-DR-A-20-1303 Rev P01	ZZ-DR-A-20-1303 Rev P03
Plot 1 Elevation Bay Study 01	ZZ-DR-A-21-1400 Rev 02	Not Superseded
Plot 1 Elevation Bay Study 02	ZZ-DR-A-21-1401 Rev 02	Not Superseded
Plot 1 Elevation Bay Study 03	ZZ-DR-A-21-1402 Rev 02	ZZ-DR-A-21-1402 Rev P03
Plot 1 Elevation Bay Study 04	ZZ-DR-A-21-1403 Rev 02	Not Superseded
Plot 1 Elevation Bay Study 05	ZZ-DR-A-21-1404 Rev 01	Not Superseded
Plot 1 Elevation Bay Study 06	ZZ-DR-A-21-1405 Rev 02	Not Superseded



Plot 1 Elevation Bay Study 07	ZZ-DR-A-21-1406 Rev 01	Not Superseded
Plot 1 Roof Level Plan Demolition	RF-DR-A-00-1155	Not Superseded
Plot 1 West Elevation Demolition	ZZ-DR-A-00-1254	Not Superseded
Plot 1 North Elevation Demolition	ZZ-DR-A-00-1255	Not Superseded
Plot 2 drawings	(BEMP-HBA-P2-)	
Plot 2 Level B1 GA Plan	<i>B1-DR-A-20-1100;</i>	Not Superseded
Plot 2 Level LG GA Plan	<i>LG-DR-A-20-1101;</i>	Not Superseded
Plot 2 Level 00 GA Plan	<i>00-DR-A-20-1102;</i>	Not Superseded
Plot 2 Level 01 GA Plan	<i>01-DR-A-20-1103;</i>	Not Superseded
Plot 2 Level 02 GA Plan	<i>02-DR-A-20-(1104-1105);</i>	Not Superseded
Plot 2 Level 03 GA Plan	<i>03-DR-A-20-1106;</i>	Not Superseded
Plot 2 Level Roof GA Plan	<i>RF-DR-A20-1107;</i>	Not Superseded
Plot 2 Elevations	<i>ZZ-DR-A-20-(1200-1205);</i>	Not Superseded
Plot 2 Sections	<i>ZZ-DR-A-20-(1300-1301);</i>	Not Superseded
Plot 2 Bay Studies	<i>ZZ-DR-A-21-(14001403).</i>	Not Superseded
Plot 3 drawings	(BEMP-HBA-P3-)	
Plot 3 Level B2 GA Plan	<i>B2-DR-A-20-1100 Rev P02;</i>	Not Superseded
Plot 3 Level B1 GA Plan	<i>B1-DR-A-20-1101 Rev P02;</i>	Not Superseded
Plot 3 Level 00 GA Plan	<i>00-DR-A-20-1102 Rev P03;</i>	Not Superseded
Plot 3 Level 01 GA Plan	<i>01-DR-A-20-1103 Rev P02;</i>	Not Superseded
Plot 3 Level 02 GA Plan	<i>02-DR-A-20-1104 Rev P02;</i>	Not Superseded
Plot 3 Level 03 GA Plan	<i>03-DR-A-20-1105 Rev P02;</i>	Not Superseded
Plot 3 Level 04 GA Plan	<i>04-DR-A-201106 Rev P02</i>	Not Superseded
Plot 3 Level 05 GA Plan	<i>05-DR-A-20-1107 Rev P02;</i>	Not Superseded
Plot 3 Level 06 GA Plan	<i>06-DR-A-20-1108 Rev P02;</i>	Not Superseded
Plot 3 Level Roof GA Plan	<i>RF-DR-A-20-1109 Rev P02;</i>	Not Superseded
Plot 3 Sections	<i>ZZ-DR-A20-(1300-1302 Rev P02);</i>	Not Superseded
Plot 3 Elevations	<i>ZZ-DR-A20-(1200 Rev P02, 1201 Rev P03, 1202 Rev P03 and 1203 Rev P02)</i>	Not Superseded



Plot 3 Bay Studies	ZZ-DR-A-21-(1401-1405 and 1406 Rev. P02);	Not Superseded
Site wide drawings	(BEMP-HBA-SW-)	
Proposed Location Plan	ZZ-DR-A-20-(1005 Rev P04)	Not Superseded
Proposed Site Plan	ZZ-DR-A-20-(1010 Rev P05)	Not Superseded
Sitewide Level B2 GA Plan	B2-DR-A-20-1100 Rev P05	Not Superseded
Sitewide Level B1 GA Plan	B1-DR-A-20-1101 Rev P05	Not Superseded
Sitewide Level 00 GA Plan	00-DR-A-20-1102 Rev P05	Not Superseded
Sitewide Level 01 GA Plan	01-DR-A-20-1103 Rev P04	Not Superseded
Sitewide Level 02 GA Plan	02-DR-A-20-1104 Rev P04	Not Superseded
Sitewide Level 03 GA Plan	03-DR-A-20-1105 Rev P04	03-DR-A-20-1105 Rev P05
Sitewide Level 04 GA Plan	04-DR-A-20-1106 Rev P04	Not Superseded
Sitewide Level 05 GA Plan	05-DR-A-20-1107 Rev P04	Not Superseded
Sitewide Level 06 GA Plan	06-DR-A-20-1108 Rev P04	Not Superseded
Sitewide Level Roof GA Plan	RF-DR-A-20-1109 Rev P04	Not Superseded
Site West Elevation	ZZ-DR-A-20-1200 Rev P02	Not Superseded
Site North Elevation	ZZ-DR-A-20-1201 Rev P02	ZZ-DR-A-20-1201 Rev P03
Site East Elevation	ZZ-DR-A-20-1202 Rev P02	ZZ-DR-A-20-1202 Rev P03
Site South Elevation	ZZ-DR-A-20-1203 Rev P02	Not Superseded
Site Elevation South	ZZ-DR-A-20-1204 Rev P05	Not Superseded
Site Section AA	ZZ-DR-A-20-1300 Rev P04, 1302-1303 Rev P02 and 1304 Rev P.04).	Not Superseded
Site Section BB	ZZ-DR-A-20-1301 Rev P04	Not Superseded
Site Section CC	ZZ-DR-A-20-1302 Rev P02	Not Superseded
Site Section DD	ZZ-DR-A-20-1303 Rev P01	ZZ-DR-A-20-1303 Rev P03
Site Section EE	ZZ-DR-A-20-1304 Rev P01	Not Superseded
Site Wide Roof Level Plan Demolition	RF-DR-A-00-1156 Rev P01	Not Superseded
Site wide Roof Level Plan Demolition	RF-DR-A-00-1157 Rev P01	Not Superseded
Site Section AA Demolition	ZZ-DR-A-00-1350 Rev P01	Not Superseded
Site Section DD Demolition	ZZ-DR-A-00-1353 Rev P01	Not Superseded



Frances Gardner House drawings		
Frances Gardner House Roof Plan	BEMP-HBA-FGH-RF-DR-A-20-1100	Not Superseded