

Application ref: 2023/3533/P
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Date: 19 October 2023

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WSP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Eastman Dental Hospital
256 Gray's In Road
London
WC1X 8LD

Proposal: Non-Material Amendment to amend window sizes on the north elevation and alterations to facade on the east elevation (both Plot 1) granted under Planning Application reference 2019/2879/P dated 10/03/20 (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace)

Drawing Nos: ZZ-DR-A-20-1211 Rev P04, ZZ-DR-A-20-1212 Rev P03, ZZ-DR-A-20-1303 Rev P03, ZZ-DR-A-21-1402 Rev P03, 03-DR-A-20-1105 Rev P05, ZZ-DR-A-20-1201 Rev P03, ZZ-DR-A-20-1202 Rev P03, ZZ-DR-A-20-1303 Rev P03
BEMP-HBA-P1-ZZ-SK-A-00-1048, BEMP-HBA-P1-XX-RP-A-00-0014, Cover letter (25/08/2023)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2019/2879/P dated 10/03/2020 (as amended by 2020/5791/P dated 21/06/2021 and 2021/1809/P dated 18/04/2023 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

BEMP-HBA-P1-RF-DR-A-00-1155, BEMP-HBA-P1-ZZ-DR-A-00-1254, BEMP-HBA-P1- ZZ-DR-A-00-1255,

BEMP-HBA-P1-ZZ-DR-A-21-1400 (P02), BEMP-HBA-P1-ZZ-DR-A-21-1401 (P02), BEMP-HBA-P1-ZZ-DR-A-21-1402 (P03), BEMP-HBA-P1-ZZ-DR-A-21-1403 (P02), BEMP-HBA-P1-ZZ-DR-A-21-1404 (P01), BEMP-HBA-P1-ZZ-DR-A-21-1405 (P02), BEMP-HBA-P1-ZZ-DR-A-21-1406 (P01), BEMP-HBA-P1-ZZ-DR-A-20-1210 (P02), BEMP-HBA-P1-ZZ-DR-1211 (P04), BEMP-HBA-P1-ZZ-DR-1212 (P03), BEMP-HBA-P1-ZZ-DR-1213 (P02), BEMP-HBA-P1-ZZ-DR-A-20-1214 (P03), BEMP-HBA-P1-ZZ-DR-A-20-1215 (P02), BEMP-HBA-P1-B1-DR-A-20-1101 (P04), BEMP-HBA-P1-B2-DR-A-20-1100 (P04), BEMP-HBA-P1-RF-DR-A-20-(1107-1303) (P02)

BEMP-HBA-SW-ZZ-DR-A-20-1200 (P02), BEMP-HBA-SW-ZZ-DR-A-20-(1201-1202) (P03) BEMP-HBA-SW-ZZ-DR-A-20-1204 (P05),

BEMP-HBA-SW-01-DR-A-20-(1103, 1104) (P04), BEMP-HBA-SW-01-DR-A-20-1105 (P05), BEMP-HBA-SW-01-DR-A-20-(1106-1108) (P04), BEMP-HBA-SW-B1-DR-A-20-1101 (P05), BEMP-HBA-SW-B2-DR-A-20-1100 (P05), BEMP-HBA-SW-RF-DR-A-20-1109 (P04),

BEMP-HBA-SW-ZZ-DR-A-20-1300 (P04), BEMP-HBA-SW-ZZ-DR-A-20-1301 (P04), BEMP-HBA-SW-ZZ-DR-A-20-1302 (P02), BEMP-HBA-SW-ZZ-DR-A-20-1303 (P03), BEMP-HBA-SW-ZZ-DR-A-20-1304 (P04), BEMP-HBA-SW-ZZ-DR-A-20-1005 (P04), BEMP-HBA-SW-ZZ-DR-A-20-1010 (P05), BEMP-HBA-SW-RF-DR-A-00-1156 (P01), BEMP-HBA-SW-RF-DR-A-00-1157 (P01), BEMP-HBA-SW-ZZ-DR-A-00-1350 (P01), BEMP-HBA-SW-ZZ-DR-A-00-1353 (P01),

Gable Condition Survey Report, 20106-01 (P02), Gable Dismantle Schedule, Photos, Design and Access Statement Addendum (March 2022) (Rev 02), Design Note 0004 (Rev 02), Air Quality Addendum (February 2022), Plant Noise Addendum (13/06/2022), Cover Letter (29/06/2022), BEMP-HBA-P1-ZZ-SK-A-00-1048, BEMP-HBA-P1-XX-RP-A-00-0014, Cover letter (25/08/2023)

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

Informative(s):

1 Reason for granting approval-

The non-material amendment seeks to:

- Reduce the size of the windows on the north 'link' façade
- Tapering in of proposed fins along the eastern façade of Plot 1 on level 3

With regard to the windows on the north elevation, these will be reduced in width

which also means the brick piers either side will also increase slightly. This affects a total of six windows on the north elevation. Overall the changes are very small, keeping the proportions and symmetrical spacing of the windows and piers whilst maintaining the same materials as granted. The 'link' part is different to the main north elevation meaning this change, along with the scale, is not considered a material change from the proposed scheme.

The tapering of the ceramic fins is proposed on level 3 of the eastern façade of plot 1. This is to account for a pedestrian access for maintenance. Overall the full height ceramic fins, as part of the high quality design of the scheme, are retained and will command a very similar appearance to those approved under the extant scheme. Overall this design essentially keeps the original design elements and appearance but with a slight reduction in bulk on the lower part of the level 3 fins. Therefore the change is not considered material to the scheme.

The changes are not considered to produce any additional amenity impacts.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission ref 2019/2879/P dated 10/03/2020 (as amended by 2020/5791/P dated 21/06/2021 and 2021/1809/P dated 18/04/2023). The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2019/2879/P dated 10/03/2020 (as amended by 2020/5791/P dated 21/06/2021 and 2021/1809/P dated 18/04/2023) and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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