

Application ref: 2022/5213/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
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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
WSP House
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:

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

Proposal:

Partial discharge of details of Condition 21 (Ecological Enhancement Strategy) granted under Planning Application reference 2019/2879/P dated 10/03/20 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. Former Royal Free Hospital: demolition of the New, Sussex and Victoria Wings (with retention of the Alexandra Wing); single storey extensions and reinstatement of southern pediment on Alexandra Wing; erection of five storey building (plus two storeys of plant and two storeys of basement) to the rear of the Alexandra Wing, including plant, terraces, flues, to provide a dementia and neurology research facility. Eastman Dental Clinic: alterations to the listed building including the part rebuilding of the northern facade and new entrance; replacement windows; new plant; works to the courtyard and associated external and internal alterations associated with its conversion to education use. Levy Wing: substantial demolition of the building and erection of a part 4, part 7 storey building (plus two storey basement, including plant and external amenity spaces), to provide education space. Frances Gardner House: installation of photovoltaic panels on the roof and landscaping works to the courtyard. Riddell Memorial Fountain: relocation of the listed fountain from the courtyard of the former Royal Free Hospital to the courtyard of

the Eastman Dental Clinic. Associated landscaping arrangements including the creation of a new public square, other public spaces and routes, and pedestrian connections to Gray's Inn Road, St Andrew's Gardens, Cubitt Street and Langton Close. Associated transport and servicing arrangements including cycle parking, parking and a new servicing ramp. Drawing Nos: Ecological Enhancement Strategy ALP001-020-002/001/006 (November 2023)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission/consent-

Condition 21 of planning permission 2019/2879/P requires details of the Ecological Enhancement Strategy for each phase/plot. The condition will be discharged on a plot by plot basis as noted in the Committee Report for the application (2019/2879/P). These details are in relation to Plot 1

Condition 21 recommended that the strategy should include:

- o Insect hotels
- o Bio solar roof
- o Night-scented native plants
- o Green walls
- o Blue roof
- o Water conservation items
- o Living roof

The strategy goes into a good level of detail in relation to habitats for insects and animals as well as planting across Plot 1. Green roofs have already been assessed under condition 30 and are considered to be suitable for the site and will enhance the biodiversity and visual amenity. Condition 30 also provided a maintenance strategy as well. The green walls were not included due to issues of fire. Overall this represents a good level of ecological value and the strategy for plot 1 can be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

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), 17 (Southern elevation Plot 3), 18 (Fire strategy), 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer