

Application ref: 2022/3223/P
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Date: 23 November 2023

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WSP
WSP House
70 Chancery Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
UCL Eastman Dental Hospital
259 Gray's Inn Road
London
WC1X 8LD

Proposal:

Partial discharge of details of Condition 28 (Lighting) granted under planning reference 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. 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.

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

Informative(s):

1 Reasons for granting permission.

Condition 28 of planning permission 2019/2879/P requires details of the lighting strategy for each phase/plot. The condition will be discharged on a plot by plot basis as noted in the Committee Report. These details of this application are in relation to Plot 1.

The strategy outlines a sufficient level of detail in relation to location, type and impact on lighting in relation to wildlife. The Designing Out Crime officer confirmed that the lighting does conform to BS 5489-1 2020 and that it is complementary to the proposed/existing CCTV system. The venue will also have security staff and will only be open to the public between 0700 and 2300 which will help mitigate against crime and ASB. Our Nature and Biodiversity confirmed that once details had been clarified regarding the distances of the bird and bat boxes to lights then there were no more objections. The recommendations in the approved Biodiversity Enhancement Plan referred to in the document demonstrates that the distances are above 3m or 5m for bat boxes and between 5m and 10m for bird boxes. The bird and bat boxes would be located towards the top of the building, more than 5m in height. The lights are at ground floor level (less than 3m in height) and would be angled towards the ground to light the pathways around the courtyard. Overall, this represents an acceptable strategy for Plot 1 can therefore 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 D1 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer