

Application ref: 2022/3558/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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

#### **Proposal:**

Partial discharge of Plot 1 details points a) to h) for Condition 14 (Details, Materials and Samples for Plot 1) 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. Drawing Nos: Plot 1 New Building:

BEMP-HBA-P1-00-DR-A-21-0607 P2, BEMP-HBA-P1-00-DR-A-21-0603 P2  
BEMP-HBA-P1-ZZ-DR-A-21-0602 P2, BEMP-HBA-P1-ZZ-DR-A-21-0605 P2, BEMP-HBA-P1-ZZ-DR-A-21-0606 P2, BEMP-HBA-P1-ZZ-DR-A-21-0608 P2, BEMP-HBA-P1-ZZ-DR-A-21-0613 P2, BEMP-HBA-P1-ZZ-DR-A-21-0614 P2, BEMP-HBA-P1-ZZ-DR-A-21-0615 P2, BEMP-HBA-P1-ZZ-DR-A-21-0616 P2, BEMP-HBA-P1-ZZ-DR-A-21-0618 P2, BEMP-HBA-P1-ZZ-DR-A-21-0619 P2, BEMP-HBA-P1-00-DR-A-21-0610 P2, BEMP-HBA-P1-ZZ-DR-A-21-0612 P2, BEMP-HBA-P1-03-DR-A-21-0620 P2, BEMP-HBA-P1-ZZ-DR-A-21-0609 P2, BEMP-HBA-P1-ZZ-DR-A-21-0611 P2, BEMP HBA P1 03 DR A 21 0621 P1, BEMP-HBA-P1-02-DR-A-21-0604 P2, BEMP-HBA-P1-02-DR-A-21-0617 P2, Concept details document, BEMP-VGV-P1-UP-DR-X-21-7652, BEMP-VGV-P1-UP-DR-X-21-7654, BEMP-VGV-P1-ZZ-DR-X-21-7110, BEMP-VGV-SW-XX-RP-X-21-3132, BEMP-HBA-P1-ZZ-SK-A-00-1050, BEMP-VGV-SW-XX-SAM-X-21-9005 P1, BEMP-VGV-SW-XX-SAM-X-21-9006 P1, BEMP-VGV-SW-XX-SAM-X-21-9009 P1, BEMP-VGV-SW-XX-SAM-X-21-9015 P1, BEMP-VGV-SW-XX-SAM-X-21-9017 P1, BEMP-VGV-SW-XX-SAM-X-21-9017 P1, BEMP-VGV-SW-XX-SAM-X-21-9020 P1, BEMP-VGV-SW-XX-SAM-X-21-9027 P1, BEMP-VGV-SW-XX-SAM-X-21-9010 P1, BEMP-VGV-SW-XX-SAM-X-21-9011 P1, BEMP-VGV-SW-XX-SAM-X-21-9011 P1, BEMP-SSL-SW-XX-SAM-X-21-0002-P1, BEMP-VGV-SW-XX-RP-X-21-3076, BEMP-MJL-P1-XX-SAM-M-500-0010 P01, BEMP-MJL-P1-XX-SAM-M-540-0009 P01, BEMP-MJL-P1-RF-SK-A-00-0902 P01, BEMP-MJL-P1-XX-SAM-M-570-0011 P01, BEMP-MJL-P1-XX-SAM-M-570-0012 P01

Alexandra Wing:

BEMP-HBA-AW-XX-RP-A-00-0013, BEMP-HBA-AW-00-DR-31-0651 - Timber casement window 1, BEMP-HBA-AW-00-DR-31-0652 - Fixed timber casement window, BEMP-HBA-AW-00-DR-32-0650 - Glazed door with fixed top light, BEMP-HBA-AW-00-DR-32-0651 - Glazed door with top and side light, BEMP-HBA-AW-00-DR-32-0652 - Metal door, BEMP-HBA-AW-00-DR-31-0653 - Glazed door, BEMP-HBA-AW-00-DR-31-0650 - Timber sash window 1, BEMP-HBA-AW-00-DR-21-0652 - Ext wall bay study roof extension west, BEMP-HBA-AW-00-DR-21-0653 - Ext wall details roof extension, BEMP-HBA-AW-00-DR-21-0655 - ext wall bay study roof extension east, BEMP-HBA-AW-00-DR-27-0610 - Roof AOV, BEMP-HBA-AW-00-DR-21-0650 - Restoration and enhancement works, BEMP-HBA-AW-00-DR-21-0651 - Ext wall bay study southern pediment restoration, BEMP-HBA-AW-00-DR-21-0654 - Ext wall bay study link bridge, BEMP-ISC-AW-XX-SAM-W-21-0001 - Portland stone, BEMP-ISC-AW-XX-SAM-W-21-0002 - Bath limestone, BEMP-ISC-AW-XX-SAM-W-21-0003 - Natural slate, BEMP-ISC-AW-XX-SAM-W-21-0004 - Classic buff brick, BEMP-ISC-AW-XX-SAM-W-21-0006 P02 - Timber window system

Revised Photo document and Cover letter

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

Informative(s):

1 Reasons for granting permission/consent-

Condition 14 of planning permission 2019/2879/P requires details of all the facing details, materials and samples to be submitted and approved to the Local Planning Authority. This approval of details application deals with issues a) to h) within the condition but only for Plot 1 which includes the Alexandra Wing.

The facing materials including brick type, doors, windows, facebond, pointing, vents and plant equipment have been agreed over the course of multiple site visits and conversations between the Council's planning officer, Conservation officer and planning agents. The site visits sought to confirm the suitability of the materials which have also been confirmed with samples and example of elevational details. Overall the Council is satisfied that the materials proposed are of high quality and make good on the principles of the scheme when originally approved.

With the Alexandra wing details, these have been adequately demonstrated in terms of retention of the fabric of Alexandra Wing. Whilst there is a level of loss of original fabric that was accepted during the original permission, the level of retention is considered acceptable.

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.

No objections have been received prior to making this decision, the Conservation officer has raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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), 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.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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