

Application ref: 2023/5114/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 15 February 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

WSP  
WSP House  
70 Chancery Lane  
London  
WC2A 1AF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

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

Proposal: Non-material amendment to planning permission reference 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) for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace) changes include removing condition 41 for rainwater harvesting.

Drawing Nos: BEMP-HBA-SW-ZZ-DR-A-20-1005 (P01), BEMP-HBA-SW-ZZ-DR-A-20-1010 (P01), Cover Letter (01/12/2023)

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.41 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 removed.

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 remove condition 41 securing rainwater harvesting details.

The original planning permission (2019/2879/P) did not include rainwater harvesting details as part of the proposed scheme however the Greater London Authority (GLA) requested the applicant to further investigate whether water harvesting on site was possible. Following consultation with the GLA, they have confirmed they have no comments to make in relation to the removal of the condition.

Notwithstanding this, the scheme already includes various water consumption, monitoring and efficiency measures part of which were confirmed as part of planning permission 2022/5213/P as well as meeting the standard regarding the usage of 105 litres of water per day.

Overall the scheme has in place other measures to reduce consumption of water across the development.

The changes are not considered to result in 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

It's easy to make, pay for, track and comment on planning applications on line.  
Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).