

Application ref: 2024/1640/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 17 May 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
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:

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

Proposal: Non-Material Amendment to amend the vents of the west elevation of 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-20-1210 Rev P03, ZZ-DR-A-20-1214 Rev P04, ZZ-DR-A-20-1200 Rev P03

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 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 (P03), 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 (P04), 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 (P03), 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 alter the design of the vents on the west elevation of Plot 1.

The proposed plans approved under planning permission (2019/2879/P) included a single transom to accommodate vents in this location – the amendment proposes two vents. The amendment will not be visible from the public realm nor from the ground floor of the site. The addition of one additional vent will not materially change the appearance or design of the elevation and overall scheme.

The changes are not considered to result in any additional amenity impacts to neighbouring residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

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 2023.

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

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