



Ewan Campbell  
Planning Department  
Camden Council  
Camden Town Hall  
WC1H 8ND

1 August 2024  
Our Ref: 62261921

Dear Mr Campbell,

**256 GRAY'S INN ROAD, WC1X 8LD – DISCHARGE OF CONDITION 14 OF PLANNING PERMISSION 2021/1809/P  
PLANNING PORTAL REF. PP-13288837**

On behalf of our client, University College London, we are pleased to submit an approval of details application for the discharge of condition 14 pertaining to planning permission ref. 2021/1809/P.

**BACKGROUND AND PROPOSAL**

Planning permission was granted on 18 April 2023 (LPA ref. 2021/1809/P) for:

*“Variation of condition 2 (Approved Plans) of planning permission reference 2019/2879/P dated 10/03/2020 (later varied by planning permission 2020/5791/P dated 21/06/2021) (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace with changes to include amendments to Plot 1 (former Royal Free Hospital Building) to amend the lecture theatre east facade; east facade updates (locations of doors); north west corner facade (change of detailing); facade level changes; firefighting lift; Alexandra Wing demolition and construction methodology). New changes include lowering height of link between Alexandra building and Plot 1, relocation of vent, new low level vent, altering the flue number and design, additional demolition and construction details, and changes to flues on Plot 1”.*

A number of conditions were attached to the decision. This application is to partially discharge **condition 14** relating to details, materials and samples for the north façade of Plot 2.

Alongside this covering letter, the following documents has been submitted in support of the application to discharge this condition:

- Drawing pack showing details, including:
  - BEMP-HBA-P2-ZZ-DR-A-00-1206 rev P02 - North Elevation - Facade Restoration Scoping;
  - BEMP-HBA-P2-ZZ-DR-A-00-1251 rev P03 - North Elevation Demolition;
  - BEMP-HBA-P2-ZZ-DR-A-20-1201 rev P03 - Plot 2 North Elevation – Proposed;
  - BEMP-HBA-P2-ZZ-DR-A-20-1202 rev P03 – Plot 2 North Elevation – Proposed Phase 1;
  - BEMP-HBA-P2-ZZ-DR-A-21-1150 rev P03 - Scoping Plan (North Elevation) Sheet 1;
  - BEMP-HBA-P2-ZZ-DR-A-21-1151 rev P03 - Scoping Plan (North Elevation) Sheet 2;

- BEMP-HBA-P2-ZZ-DR-A-21-1201 rev P03 - North Elevation - Facade Scoping;
- BEMP-HBA-P2-ZZ-DR-A-21-1300 rev P02 - Assembly Sections;
- BEMP-HBA-P2-ZZ-DR-A-21-1401 rev P04 - External Wall Detail - Stone Plinth / Landscape / Basement Wall;
- BEMP-HBA-P2-ZZ-DR-A-21-1410 rev P03 - External Wall Detail (North Facade) - Entrance Sheet 1;
- BEMP-HBA-P2-ZZ-DR-A-21-1411 rev P03 - External Wall Detail (North Facade) - Entrance Sheet 2;
- BEMP-HBA-P2-ZZ-DR-A-21-1412 rev P03 - External Wall Detail (North Facade) - Entrance Sheet 3;
- BEMP-HBA-P2-ZZ-DR-A-21-1414 rev P04- External Wall Detail – Parapets;
- BEMP-HBA-P2-ZZ-DR-A-21-1415 rev P03 - External Wall Detail – Corners;
- BEMP-HBA-P2-ZZ-DR-A-21-1416 rev P03 - External Wall Detail - Stone Features;
- BEMP-HBA-P2-ZZ-DR-A-31-1400 rev P02 - External Window Types - Visual Schedule;
- BEMP-HBA-P2-ZZ-DR-A-31-1410 rev P03 - New Window Type 1 (L01 / Infill Area / North Facade);
- BEMP-HBA-P2-ZZ-DR-A-31-1411 rev P03 - New Window Type 2 (L02 / Infill Area / North Facade);
- BEMP-HBA-P2-ZZ-DR-A-31-1412 rev P03 - New Window Type 3 (L01 / Infill Area / North Facade); and
- BEMP-HBA-P2-ZZ-DR-A-31-1413 rev P03 - New Window Type 4 (L00 / Stone Plinth / North Facade).

Sample forms identifying materials, including:

- BEMP-ISG-P2-XX-SAM-X-XX-0001 – Colliers Blend Brick;
- BEMP-ISG-P2-XX-SAM-X-XX-0002 – Natural Portland Stone;
- BEMP-ISG-P2-XX-SAM-X-XX-0004 – Precast Cladding;
- BEMP-ISG-P2-XX-SAM-X-XX-0005 – Bronze Aluminium Curtain Wall; and
- BEMP-ISG-P2-XX-SAM-X-XX-0006 – Crittal Windows.

The requisite planning application fee of £145.00 (plus £70.00 service charge) has been paid directly to the London Borough of Camden via Planning Portal (ref. PP-13288837).

#### **CONDITION 14**

Condition 14 states:

*Prior to commencement of the above ground works on each building, or in the case of extensions to existing buildings prior to the relevant works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:*

*a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors and canopies*

*b) Plan, elevation and section drawings, of all ground floor facades at a scale of 1:10;*

*c) Typical plan, elevation and section drawings of balustrading to terraces and balconies;*

*d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1mx1m of those materials (to be provided on site).*

*e) Details of all plant equipment*

*f) Details of the fabric to the retained of Alexandra Wing*

*g) Typical elevation (minimum 2m x 2m in size) including a glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing*

*h) Details of relevant gates, railings, doors and louvres on buildings which face the public realm.*

*i) Details of all bollards (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.*

*The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works for the relevant building. All other external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.*

*This condition can be discharged on a Plot/Phase by Plot/Phase basis.*

*Reason: In order to safeguard the special architectural and historic interest of the proposed retained buildings and to safeguard the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.*

As outlined above, this application is to partially discharge condition 14 of planning permission 2021/1809/P relating to details, materials and samples for the north façade of Plot 2. The drawings listed above show details and the sample forms which identify the materials for the north façade, that relate to parts a), (b), (d), and (h) of condition 14.

The scope of details and drawings are as provided in the pack in advance of the site meeting with officers on 20 May 2024. The materials are those shown and agreed at the meeting. As agreed at the site meeting on 20 May, the 1m x 1m sample panel of the proposed brick will be shown on site.

Parts e) relating to plant f) relating to Alexandra Wing and i) relating to bollards gates and fences of condition 14 of planning permission 2021/1809/P are not relevant to the works on the north façade of Plot 2.

No further details under part g) of condition 14 on 2021/1809/P are required for this submission given the nature of the works and the sample elevations that have been reviewed and agreed as part of the approval for condition 14 relating to Plot 1.

The Proposed Plot 2 North Elevation (BEMP-HBA-P2-ZZ-DR-A-20-1201 rev P03) contains some slight differences from the elevation approved under planning permission 2021/1809/P (BEMP-HBA-P2-ZZ-DR-A-20-1201 rev P01). For clarity, the differences are identified with bubbles and annotations on the submitted P03 elevation. These largely relate to the new elevation more accurately showing existing features that are present on the building, such a pipe, grilles, vents, the stone profile detail and the width of the projecting bay. The two changes to proposed details are:

- The mullion arrangement on the projecting bay; and
- Minor changes to details on the door, to improve accessibility (and as reflected on the door details submitted under condition 14).



The Plot 2 North Elevation - Proposed Phase 1 drawing (BEMP-HBA-P2-ZZ-DR-A-20-1202 rev P03) has been submitted for information to illustrate the interim condition. The existing projecting bay will be removed as part of the Phase 1 works to the Plot 2 north façade. The installation of the new projecting bay will be undertaken as part of the Phase 2 works, alongside the approved works to other facades and parts of Plot 2.

The documents submitted in support of this application demonstrates the details, materials and samples of the north façade of Plot 2 and meets the requirements of condition 14 of planning permission 2021/1809/P.

### **SUMMARY**

Based on the documents submitted in support of this approval of details, materials and samples application, condition 14 should be discharged without delay.

We look forward to your confirmation that this application has been validated and if you require any further information, please do not hesitate to contact me, or my colleague Simon Roberts.

Yours sincerely

Tarleen Kaur  
Assistant Planner