

Application ref: 2024/5567/P  
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Date: 16 January 2025

**Development Management**  
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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 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 increasing the number of patient parking bays to two

Drawing Nos: BEMP-HBA-SW-00-DR-A-20-1102, BEMP-HBA-P1-SW-SK-A-00-1192\_241125,

Cover Letter - 256 Grays Inn Road patient transport bay amendment, 241125 Second ambulance bay layout and safety arrangements\_2.1, QSatGIR ambulance access needs statement

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 documents and drawings:

BEMP-HBA-P1-RF-DR-A-00-1155, BEMP-HBA-P1-ZZ-DR-A-00-1254, BEMPHBA-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), BEMPHBA-P1-ZZ-DR-1213 (P02), BEMP-HBA-P1-ZZ-DR-A-20-1214 (P04), BEMPHBA-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-SWRF-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-A20-1005 (P04), BEMP-HBA-SW-ZZ-DR-A-20-1010 (P05), BEMP-HBA-SW-RFDR-A-00-1156 (P01), BEMP-HBA-SW-RF-DR-A-00-1157 (P01), BEMP-HBA-SWZZ-DR-A-00-1350 (P01), BEMP-HBA-SW-ZZ-DR-A-00-1353 (P01), BEMP-HBA-SW-00-DR-A-20-1102, BEMP-HBA-P1-SW-SK-A-00-1192\_241125

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 Reasons for granting approval:

The site wide layout plan approved under planning permission 2019/2879/P and subsequent section 73 2021/1809/P shows one patient transport bay within the public realm to the rear of the southern end of the Alexandra Wing. This non-material amendment proposes a second patient transport bay adjacent to the approved bay.

UCLH require two ambulance bays at the Grays Inn Road site to optimise the flow

of patient transport vehicles and therefore the running of clinical services with patients arriving and being collected on time. It would not be possible to achieve this with one ambulance bay only, given the expected number of patient vehicles, the likelihood of an ambulance arriving while another is already 'parked' in the one bay would be too high. Across the ten sites of UCH, all have at least two ambulance bays to avoid this risk.

Furthermore swept path analysis has been provided which shows that each bay can be accessed independently of the other. Vehicles will enter and exit the site in forward gear from the main entrance on Gray's Inn Road, with sufficient space available within the site to reverse into the ambulance bays.

The scheme will not alter any access or entrance to the site. There would be no external changes. It would merely use part of the approved access road to accommodate an additional emergency parking bay. This will also not alter the conclusions and recommendations as set out in the original transport statement and therefore means the change is not material. Not only is this change minor, this will improve the services on site as well. Overall there is no conflict with Policy T2 of the Camden Local Plan, which requires car free development across the Borough. The provision of this additional bay is thus accepted.

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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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