

Application ref: 2024/3229/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
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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)

Approval of Details Granted

Address:

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

Proposal:

Details for partial discharge of condition 14 (materials) for Plot 2 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.

Drawing Nos: 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. BEMP-HBA-P2-ZZ-DR-A-21-1401 (P04)

Cover Letter (01/08/2024)

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 for the Eastman Dental Hospital Site and Buildings requires architectural details (a - i) of all the facing details, materials and samples for the approved buildings to be submitted and approved to the Local Planning Authority.

This approval of details application deals with the details relating to the north façade of plot 2.

The facing materials including brick type, doors, windows, face bond, 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 they are in line with the principles of the scheme when originally approved.

This remains a partial discharge of condition 14 in relation to plot 2 as further details of the 'projecting window' will still need to be confirmed.

The proposed details would not have a harmful impact on the appearance of the host building, Conservation Area 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 full impact of the proposed development has already been assessed.

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 2024.

- 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), 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

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.

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