

Application ref: 2025/0464/P
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Date: 27 March 2025

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WSP
WSP House
70 Chancery Lane
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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 2021/1809/P dated 05/05/2023 and 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). NAMELY, relocation of doors in the west courtyard within Plot 1.

Drawing Nos:

SUPERSEDED:

BEMP-HBA-P1-00-DR-A-20-1102 P03, BEMP-HBA-P1-ZZ-DR-A-20-1214 P03

PROPOSED:

BEMP-HBA-P1-00-DR-A-20-1102 P04, BEMP-HBA-P1-ZZ-DR-A-20-1214 P05

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, 2021/1809/P dated 18/04/2023 and 2024/5567/P dated 16/01/2025) 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 (P05), 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-P1-00-DR-A-20-1102 P04

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-A-20-1005 (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 P06, 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 permission:

Planning permission (ref 2019/2879/P) was granted on 10/03/2020 for the "Partial redevelopment of the site, including to the former Royal Free Hospital (Plot 1);

Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3); Frances Gardner House and the Riddell Memorial Fountain within the courtyard of the former Royal Free Hospital. The current application seeks amendments to the approved scheme as follows: moving one double door entrance on the west facing elevation within the courtyard 1.5m to the north and changing the door swing to go internally.

The proposed amendments are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore not impact the character of the building or proposed alterations. They would not have any material impact on the character and appearance of the host property or the Conservation Area.

The amendments would not have any material impact on the amenity of neighbouring occupiers, including impacts on daylight/sunlight, outlook, noise, or privacy.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/03/2020 under ref. 2019/2879/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 10/03/2020 under reference number 2019/2879/P (as amended by 2021/1809/P dated 05/05/2023 and 2020/5791/P dated 21/06/2021) 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 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

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