



Blythe Smith
Planning Department
Camden Council
Camden Town Hall
WC1H 8ND

23 April 2025
Our ref: 62261921

Dear Blythe,

**Former Eastman Dental Hospital, 256 Gray's Inn Road, WC1X 8LD -
Non-Material Amendment for an Electrical Meter Substation
PLANNING PORTAL REF. PP-13951397**

On behalf of our client, University College London, we are pleased to enclose an application under section 96a of the Town and Country Planning Act 1990 for a non-material amendment to planning permission 2021/0336/P, which granted permission for the installation of x2 electric substations, removal of x2 trees and introduction of x11 mobile planters.

This application is for a non-material amendment relating to a minor change in the introduction of an electrical meter enclosure on the side of the UKPN substation.

Background

The application site at 256 Gray's Inn Road comprises a 1.207ha parcel of land bounded to the west by Gray's Inn Road, to the north by the Calthorpe Project and the New Calthorpe Estate, to the east by Langton Close and to the south by Trinity Court and St Andrew's Gardens.

Full planning permission for the partial redevelopment of the site including the former Royal Free Hospital (Plot 1), Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3), Frances Gardner House and Riddell Memorial Fountain to create a medical research outpatient facility and academic floorspace was granted on 10 March 2020 (LPA ref: 2019/2879/P).

On 10 May 2021, planning permission 2021/0336/P was granted for the installation of x2 electric substations, removal of x2 trees and introduction of x11 mobile planters. This non-material amendment application is for the introduction of an electrical meter enclosure on the side of the UKPN substation.

Application Submission

In addition to this covering letter, we submit the following updated drawings:

- Substation Enclosures – Level 00 Proposed (drawing ref. BEMP-HBA-SW-00-DR-A-20-0131 Rev P2); and
- Substation Enclosures – Elevations Proposed (drawing ref. BEMP-HBA-SW-ZZ-DR-A-20-0230 Rev P2).

For clarity, the full list of approved and proposed drawings to be substituted are listed in **Appendix 1**.

The requisite planning application fee of £293.00 (plus £85 service charge) has been paid directly to the London Borough of Camden Council via Planning Portal (ref. PP-13951397).

Procedural Context

A Section 96a amendment can be used to make any amendment to a planning permission providing the local planning authority is satisfied that the amendment is not material.

Section 96a of the Town and Country Planning Act states that:

- (1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.
- (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- (3) The power conferred by subsection (1) includes power —
 - a) to impose new conditions;
 - b) (b) to remove or alter existing conditions.

The wording of s96a specifically includes the ability to add, alter or remove conditions, but importantly there are no limitations on how s96a can be used for, providing the local planning authority is satisfied that the change is not material.

The National Planning Policy Guidance confirms that there is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme. As such, there is no standard definition as to what comprises a non-material amendment. It must be considered on an individual case-by-case basis at the discretion of the local planning authority.

Proposed Amendments

This non-material application deals with the proposal for a minor amendment to install an electrical meter enclosure on the side of the UKPN substation.

The substation has been granted planning permission under application 2021/0336/P and UKPN requires an additional electrical meter enclosure which will be located on the side of the substation as shown in the plans below and submitted with this application. The proposed plans include clarity on the landscaping surrounding the substation, which now includes one less mobile tree planter. Planning permission 2021/0336/P includes the installation of 11 trees in mobile planters to allow the trees to be moved when the substations are serviced. The introduction of the electrical meter enclosure will result in one less mobile tree planter being provided. The dimensions, location and appearance of the substation will remain the same as approved under permission 2021/0336/P.

These changes could be dealt with under permitted development rights; however, we are seeking a non-material amendment to the substation permission (LPA ref. 2021/0336/P) to regularise the

approved drawings and provide clarity on the landscaping that would be delivered around the substation.

The physical changes to the approved scheme are very minor, as shown on the approved and proposed plans below.

Figure 1 - Approved substation enclosure

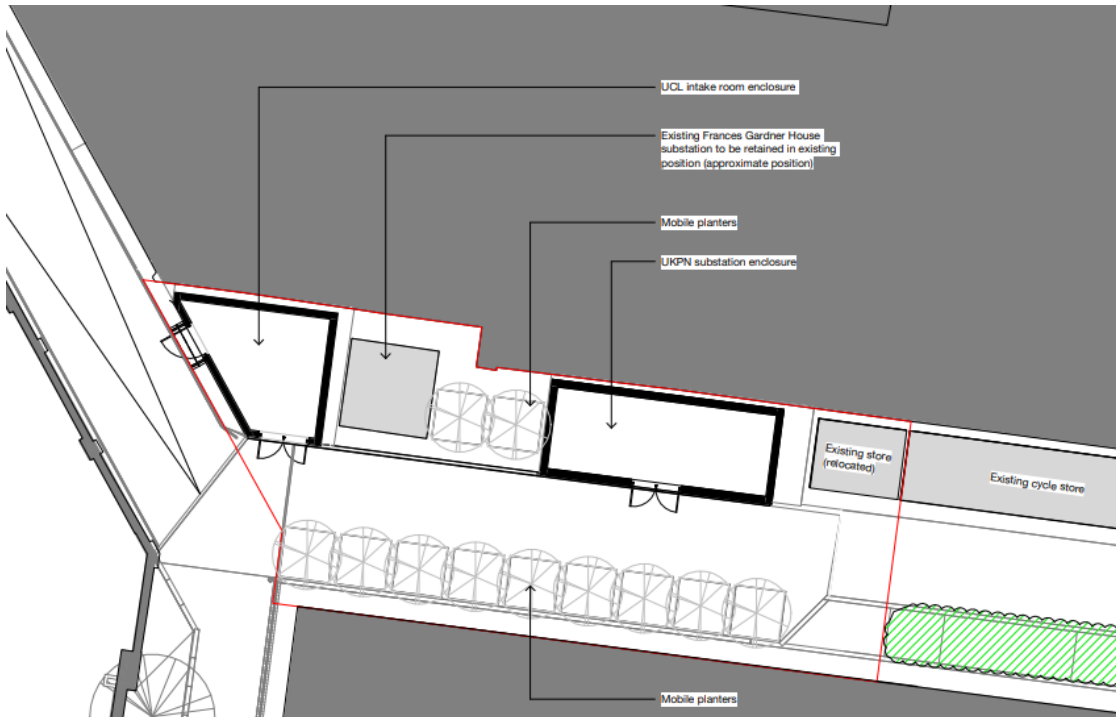
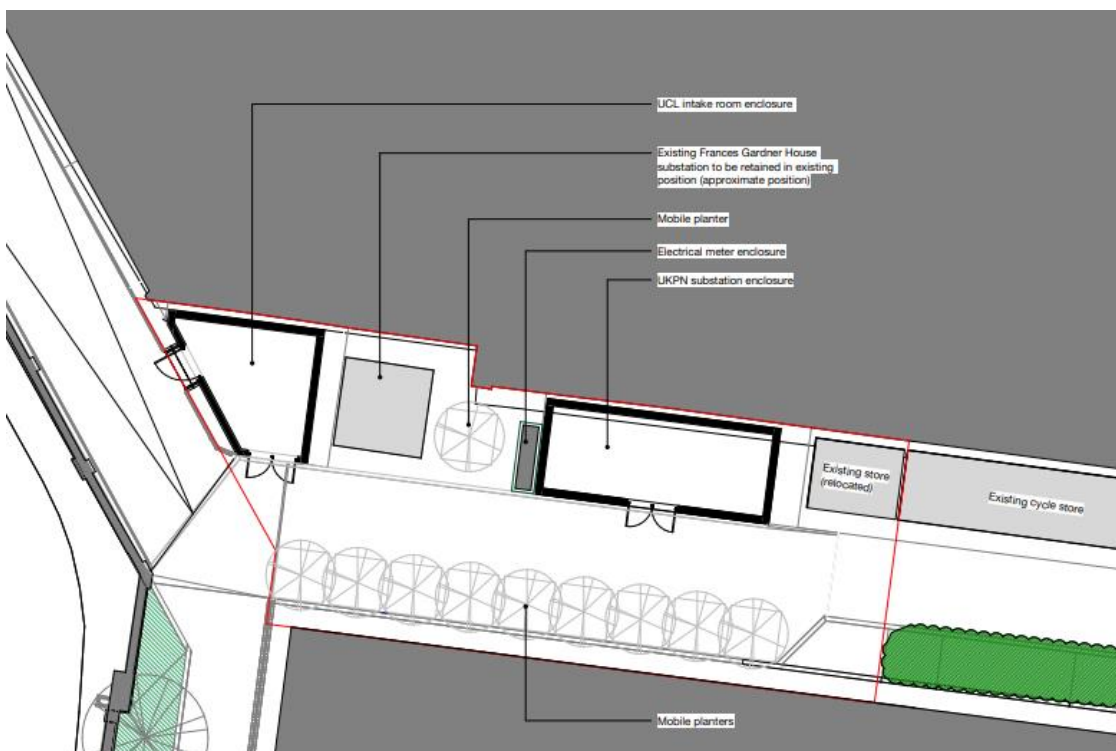


Figure 2 - Proposed substation enclosure



Conclusions

In the context of the scale and nature of the development approved under planning permission 2021/0336/P, the proposed electrical meter enclosure is considered to constitute a non-material amendment for the following reasons:

- The physical changes to the approved scheme are very minor; and
- The change is required to meet UKPN requirements.

Please do not hesitate to contact me or Tarleen Kaur should you have any queries.

Yours sincerely



Simon Roberts
Planning Director
WSP

Attached: Appendix 1 – List of approved and proposed drawings to be substituted.

APPENDIX 1 – LIST OF APPROVED AND PROPOSED DRAWINGS TO BE SUBSTITUED

	Approved under 2021/0336/P	Amended drawings proposed under this non-material amendment application
Substation Enclosures - Level 00 (proposed)	BEMP-HBA-SW-00-DR-A-20- 0131 - Rev P1	BEMP-HBA-SW-00-DR-A-20-0131 - Rev P2
Substation Enclosures - Elevations (proposed)	BEMP-HBA-SW-ZZ-DR-A- 20-0230 - Rev P1	BEMP-HBA-SW-ZZ-DR-A-20-0230 - Rev P2