

Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BAApplication Ref: **2015/2359/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

8 May 2015

Dear Sir/Madam

**DECISION**Town and Country Planning Act 1990 (as amended)  
Town & Country Planning (Development Management Procedure) Order 2010  
Town & Country Planning (Environmental Impact Assessment) Regulations 2011**Request for Screening Opinion EIA Not Required**Address:  
**15 -17 Tavistock Place**  
**London**  
**WC1H 9SH**

Proposal: Request for screening opinion to ascertain whether an Environmental Impact Assessment is required for the construction of a medical research laboratory and higher education facility with ancillary accommodation as set out in the Montagu Evans letter dated 14/04/2015 and received 17/04/2015.

The Council has considered your application and offers the following opinion:

The proposal falls within the description at paragraph 10b of Schedule 2 and exceeds the threshold of 0.5 hectares in column 2 of the table in Schedule 2 of the 2011 Regulations. Therefore the Council considers the proposal to be 'Schedule 2 development' within the meaning of the 2011 Regulations. Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Council has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the characteristics of the potential impact.



Based upon the description of the development provided and the information provided in your submissions received 17/04/2015, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations, the Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2011 Regulations.

Yours faithfully



Ed Watson  
Director of Culture & Environment

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