

Application ref: 2018/1421/P  
Contact: Seonaid Carr  
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Date: 29 March 2018

**Development Management**  
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JLL  
30 Warwick Street  
London  
W1B 5NH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Former Royal Ear Hospital**  
**Capper Street**  
**London**  
**WC1E 6AP**

Proposal:

Details of brickwork panels and facing materials as required by conditions 2(b), 2(c), 2(d) and 2(f) of planning permission 2015/1281/P dated 20/01/2016 (for erection of a 6 storey building and excavation works to create a 3 storey basement, comprising a head and neck outpatient hospital (Class D1) following demolition of the former UCL Student Union and Royal Ear Hospital buildings.)

Drawing Nos: UCLH Phase 5 - Facade Planning Conditions and UCLH Phase 5 Planning condition 2F - facing materials.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

Conditions 2 b) and 2 d), required the construction of a 3m by 3m panel of the hit and miss brickwork and the facing brickwork respectively. A panel measuring 1.6m by 3m has been constructed and reviewed by the Council design officer. Although it is not 3m by 3m as prescribed by the condition it is considered the size of the panel is sufficient for officers to be satisfied of how the brickwork would appear. It is considered the brick and mortar would be appropriate for the context and style of the building and no objection is raised to the approval of these details.

Condition 2 c), requires a sample of the curved brickwork that will be to the corner of Capper Street and Shropshire Place. Such a sample has been constructed and reviewed by the Council's design officer and considered to be of high quality and would contribute to the character of the building.

Condition 2 f), requires details of all other facing materials. The applicant has provided a schedule of facing materials. All of which are considered to be appropriate to the context and character of the proposed building and surrounding conservation area.

In light of the above no objection is raised to the approval of conditions 2 b, c, d and f.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The details provided are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 2 a, 2 e, 6, 8, 9, 10, 14, 18, 20, 21, 23 of permission 2015/1281/P dated 20/01/2016 remain outstanding.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning