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Via Planning Portal (PP-08476501)

3 February 2020

Dear Ms Hatton,

LISTED BUILDING CONSENT APPLICATION - 256 GRAYS INN ROAD

On behalf of our client, University College London, we enclose information for listed building consent for the removal of internal walls and erection of temporary partition walls within the grade II listed Eastman Dental Clinic at 256 Grays Inn Road. These works are in connection with the temporary use of this building as a site office during the construction works associated with the wider development of the same site (LPA ref. 2019/2880/L and 2019/2879/P), which has resolution to grant after planning committee on 19 September 2019.

This application comprises the following documents:

- Completed application form;
- Heritage Statement; and
- Survey pack including methodology summary for asbestos survey and plans showing temporary wall partitions and fixings.

This letter addresses outstanding matters in relation to the aforementioned application and is therefore proportionate to the already agreed works. There is no fee attached to this application for listed building consent.

Background

A listed building consent application (LPA ref. 2019/2880/L) was submitted on 6 June 2019 and recommended for approval at planning committee in September 2019.

This proposal related to the Eastman Dental Clinic for "alterations to the listed building including the part rebuilding of the northern façade and new entrance; replacement windows; new plant; works to the courtyard and associated external and internal alterations associated with its conversion to education use (Use Class D1)." This application is awaiting formal sign off of the Section 106 Agreement.

A planning application for the redevelopment of the site for use by the Institute of Neurology and Dementia Research Institute was submitted at the same time and also recommended for approval at planning committee in September 2019 (LPA

ref: 2019/2879/P). This application is also awaiting formal sign off of the S106 Agreement.

Proposed works to listed building

This application seeks consent for minor works associated with the use of the building as a site office for the intended contractor during the construction phase of the development.

These works and the details required for the listed building consent application were discussed with you at the site visit held in December 2019. The submitted details identify the internal walls to be removed, the locations of the new temporary partition walls to be installed, and details of the fixing of those temporary walls. All walls to be demolished as part of these early works associated with the use as a site office correspond with those that are identified for removal under the listed building consent application (LPA ref. 2019/2880/L). Pages 1- 6 of the enclosed re-provide the drawings considered under application LPA ref: 2019/2880/L, all of which were considered to be appropriate. Pages 8-11 of the enclosed drawing pack show the proposed removal and additions proposed as part of this Listed Building Consent application.

In line with the Planning (Listed Building and Conservation Areas) Act 1990, the proposal has been considered against the statutory tests at Section 66 and 72, to ensure that the proposal preserves the building's special architectural and historic interest.

A heritage assessment has been prepared in support of this application. The heritage statement confirms that the proposed minor works would not adversely affect the significance of the listed building.

I trust the above is acceptable but please do not hesitate to contact myself or my colleague, Simon Roberts if you have any queries.

Yours sincerely



Nadia Shojaie

Enc: As listed above