

Application ref: 2019/2880/L
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Date: 27 February 2020

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WSP | Indigo
Aldermay House
10 - 15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address: Eastman Dental Hospital Site and Buildings (including the Former Royal Free Hospital the Eastman Dental Clinic and the Levy Wing) located at 256 Gray's Inn Road WC1X 8LD and Frances Gardner House located on Wren Street

Proposal: Alterations to the listed Eastman Dental Clinic and associated works, including the part rebuilding of the northern façade; replacement windows; new plant; works to the courtyard and associated external and internal alterations with its conversion to education use (Use Class D1). Works to the building associated with demolition of attached structures at the Former Royal Free Hospital and Levy Wing. Relocation of the listed Riddell Memorial Fountain from the courtyard of the Former Royal Free Hospital to the courtyard of the Eastman Dental Clinic. Alterations are in association with the partial redevelopment of Eastman Dental Hospital Site and Buildings, including to the Former Royal Free Hospital (partial demolition, extensions and a new building to provide a dementia and neurology research facility; the Levy Wing (substantial demolition and erection of up to 7 storey building to provide education space and landscaping, new public spaces, access and connections.

Drawing Nos: Existing and Demolition Drawings:

(BEMP-HBA-P2-)B1-DR-A-00-1100; LG-DR-A-00-1101; 00-DR-A-00-1102; 01-DR-A-00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A-00-1106; RF-DR-A-00-(1150-1156); ZZ-DR-A-00-(1200-1205,1250-1255 and 1300-1310).

(BEMP-HBA-SW-)ZZ-DR-A-00-(1005 and 1010); B1-DR-A-00-1100; LGDR-A-00-1101; 00-DR-A-00-1102; 01-DR-A-00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A-00-(1106 and 1156); ZZ-DR-A-00-(1200-1203, 1300-1303 and 1350-1353); ZZ-DR-A-

08-(1100-1101).

Proposed Drawings:

(BEMP-HBA-P2-)B1-DR-A-20-1100; LG-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-(1104-1105); 03-DR-A-20-1106; RF-DR-A-20-1107; ZZ-DR-A-20-(1200-1205 and 1300-1301); ZZ-DR-A-21-(1400-1403).

(BEMP-HBA-SW-) ZZ-DR-A-08-(1101-1105); ZZ-DR-A-20-(1005 and 1010); B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; 05-DR-A-20-1107; 06-DR-A-20-1108; RF-DR-A-20-1109; ZZ-DR-A-20-(1200-1204 and 1300-1304).

Supporting Documents:

Planning Statement dated May 2019; Design and Access Statement dated May 2019; Feasibility Options Appraisal Report dated May 2019; Lighting Strategy dated May 2019; Eastman Dental Clinic Conservation Plan dated December 2018; Heritage Statement dated May 2019; Structural Strategy Statement dated May 2019; Arboricultural Report dated May 2019; Landscape Design Report dated May 2019; Historic Environment DeskBased Assessment dated May 2019; Draft Phasing Strategy; Townscape and Visual Impact Assessment dated May 2019; Built Heritage.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Demolition Drawings:

(BEMP-HBA-P2-)B1-DR-A-00-1100; LG-DR-A-00-1101; 00-DR-A-00-1102; 01-DR-A-00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A-00-1106; RF-DR-A-00-(1150-1156); ZZ-DR-A-00-(1200-1205, 1250-1255 and 1300-1310).

(BEMP-HBA-SW-)ZZ-DR-A-00-(1005 and 1010); B1-DR-A-00-1100; LGDR-A-00-1101; 00-DR-A-00-1102; 01-DR-A-00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A-00-(1106 and 1156); ZZ-DR-A-00-(1200-1203, 1300-1303 and 1350-1353); ZZ-DR-A-08-(1100-1101).

Proposed Drawings:

(BEMP-HBA-P2-)B1-DR-A-20-1100; LG-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-(1104-1105); 03-DR-A-20-1106; RF-DR-A-20-1107; ZZ-DR-A-20-(1200-1205 and 1300-1301); ZZ-DR-A-21-(1400-1403).

(BEMP-HBA-SW-) ZZ-DR-A-08-(1101-1105); ZZ-DR-A-20-(1005 and 1010); B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A-20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; 05-DR-A-20-1107; 06-DR-A-20-1108; RF-DR-A-20-1109; ZZ-DR-A-20-(1200-1204 and 1300-1304).

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Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

3 Matching materials

All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

4 Details, Materials and Samples

Prior to commencement of the relevant part of works in respect to Plot 2, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
- b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
- d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

- e) Samples and/or manufacturer's details of all new facing materials (to be provided on site and retained on site during the course of the works).
- f) Details of all new service runs
- g) Evidence of acceptability of replacement rooflights, and subject to this being acceptable, details of any rooflights

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

5 Fountain relocation

Prior to the relevant works, details of a schedule of works and a method statement for the dismantling, storage and reinstatement of the Riddell Memorial Fountain shall be submitted to and approved in writing by the Council as local planning authority. The work must be undertaken by a qualified professional specialising in building conservation.

The works shall be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the sculpture in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

6 Dismantling/Demolition Method Statement

Prior to the commencement of the relevant works, a method statement, including details of (removal/dismantling of the wall/cleaning of the bricks) shall be submitted to and approved in writing by the local planning authority for the relevant works to the listed building. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can

be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer