

Planning Department
Camden Council
Camden Town Hall
London
WC1H 8ND

By Planning Portal (PP - 08585349)

13 March 2020

Dear Sir/ Madam,

256 GRAY'S INN ROAD, LONDON, WC1X 8LD – DISCHARGE OF CONDITION 43

On behalf of our client, University College London, we are pleased to enclose an application seeking to discharge Condition 43 of planning permission 2019/2879/P, dated 10 March 2020.

In addition to this covering letter, the application comprises

- Completed and signed planning application form, prepared by WSP | Indigo;
- Site Location Plan, prepared by Hawkins Brown LLP
- Noise, Vibration and Dust Monitoring System Report, prepared by Campbell Associates.

The requisite planning application fee of £116 has been submitted via the Planning Portal (PP Ref. PP – 08585349).

Background

Full planning permission (LPA Ref. 2019/2879/P) was recently granted for:

Partial redevelopment of the site, including to the former Royal Free Hospital (Plot 1); Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3); Frances Gardner House and the Riddell Memorial Fountain within the courtyard of the former Royal Free Hospital, to create approximately 23,861sqm of medical research, outpatient facility and academic (Use Class D1) floorspace.

Former Royal Free Hospital: demolition of the New, Sussex and Victoria Wings (with retention of the Alexandra Wing); single storey extensions and reinstatement of southern pediment on Alexandra Wing; erection of five storey building (plus two storeys of plant and two storeys of basement) to the rear of the Alexandra Wing, including plant, terraces, flues, to provide a

dementia and neurology research facility.

Eastman Dental Clinic: 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.

Levy Wing: substantial demolition of the building and erection of a part 4, part 7 storey building (plus two storey basement, including plant and external amenity spaces), to provide education space.

Frances Gardner House: installation of photovoltaic panels on the roof and landscaping works to the courtyard.

Riddell Memorial Fountain: relocation of the listed fountain from the courtyard of the former Royal Free Hospital to the courtyard of the Eastman Dental Clinic.

Associated landscaping arrangements including the creation of a new public square, other public spaces and routes, and pedestrian connections to Gray's Inn Road, St Andrew's Gardens, Cubitt Street and Langton Close. Associated transport and servicing arrangements including cycle parking, parking and a new servicing ramp.

Discharge of Condition 43

This application seeks to discharge Condition 43 of the above permission which states:

No development shall take place until air quality monitoring has been implemented on-site, and until the submission of the following:

- a) Prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;*
- b) Prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.*

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

This condition can be discharged on a Plot/Phase by Plot/Phase basis.

Reason:

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

Justification

The submitted Noise, Vibration and Dust Monitoring System Report prepared by Campbell Associates satisfies each of the requirements set out in Condition 43. The report highlights compliance with Part A by confirming that air quality monitoring has been implemented on-site and provides full details of each of the air quality monitors that were installed.

The report also shows compliance with Part B of the Condition by demonstrating that the monitors have been in place for at least three months beginning on 17 December 2019.

In summary, the submitted report fully satisfies the wording of Condition 43 and therefore, should be discharged on this basis.

Conclusion

We trust that the above is clear, however should you have any queries please do not hesitate to contact me.

We look forward to receiving confirmation that the application has been validated in due course.

Yours faithfully



Hannah Brown