

Application ref: 2020/1420/P
Contact: Jonathan McClue
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Date: 19 June 2020

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WSP Indigo
Aldermay House
10-15 Queen Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
UCL Eastman Dental Hospital
256 Gray's Inn Road
London
WC1X 8LD

Proposal:

Discharge of condition 43 (air quality monitoring details) for planning permission 2019/2879/P dated 10 March 2020 for: Partial redevelopment of Eastman Dental Hospital site, including the erection of a five storey building to provide a dementia and neurology research facility (Use Class D1); Alterations to the Grade II listed Eastman Dental Clinic associated with its conversion to education use (Use Class D1); and erection of a part 4 storey, part 7 storey building to provide education space (Use Class D1).

Drawing Nos: BEMP-HBA-SW-ZZ-DR-A-20-1010 Rev P1; Air Quality Monitoring Locations; ISG - IoN PM10 levels.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval-

The condition required details of air quality monitors and evidence that they have been in place at least 3 months prior to construction. Details of air quality monitors, along with readings from the monitors, have been submitted are

considered acceptable and appropriate in this case.

The Council's Air Quality and Sustainability Officer have reviewed the type, location and data from the monitors. They recommend discharge of the planning condition.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (plant - post installation), 8 (Thames Water (Waste water)), 9 (Thames Water (Surface water)), 10 (Thames Water (Piling)), 11 (Electric vehicle charging points), 12 (Waste), 14 (Details, materials, samples), 15 (Plot 1 (Privacy), 17 (Southern elevation Plot 3), 18 (Fire strategy), 19 (Landscaping), 20 (Trees), 21 (Biodiversity), 22 (Bird and bat boxes), 24 (Tree protection - Plot 3), 28 (Lighting), 29 (PVs), 30 (Green roofs), 33 (Contamination - Plot 1), 34 (Contamination - Plot 3), 36 (Drainage), 38 (Methodology headstones), 39 (Gas boilers, flues, generators), 40 (Air quality neutral), 41 (Rainwater) and 42 (Mechanical ventilation) of planning permission 2019/2879/P dated 10/03/2020 are outstanding and require details to be submitted and approved.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer