



Planning Department
Camden Council
Camden Town Hall
London
WC1H 8ND

Our Ref: let-CC-HJB-01.07.2020-
coveringletter
1 July 2020

Dear Sir/Madam,

256 GRAY'S INN ROAD, LONDON, WC1X 8LD – PARTIAL DISCHARGE OF CONDITION 6 OF LISTED BUILDING CONSENT (APPLICATION REF. 2019/2880/L)

On behalf of our client, University College London, we are pleased to submit an application to partially discharge Condition 6 of Listed Building Consent 2019/2880/L, dated 27 February 2020.

In addition to this covering letter, the application comprises:

- Completed and signed planning application form, prepared by WSP;
- Proposed Site Plan, drawing no. BEMP-HBA-SW-ZZ-DR-A-20-1010, prepared by Hawkins\Brown;
- Level 00 Demolition_Phase 1 scope, drawing no. BEMP-HBA-SW-00-SK-A-00-0434, prepared by Hawkins\Brown; and
- Outline Demolition Method Statement, prepared by Keltbray.

As this submission is made in respect of Listed Building Consent, we understand that no fee is payable.

Background

Listed building consent (LPA ref. 2019/2880/L) was recently granted for:

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.



Partial Discharge of Condition 6

This application seeks to partially discharge Condition 6 of the above permission which states:

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.

Justification

This application seeks to partially discharge Condition 6 attached to Listed Building Consent 2019/2880/L. The Method Statement submitted in support of this application covers the removal and dismantling works associated with the demolition of structures that are physically attached to the northern and eastern elevations of the listed Eastman Dental Clinic.

The part of the Condition requirements not covered by this application relate to the partial removal of the northern façade, the removal of the structure attached to the southern elevation, the removal of the internal walls, and the cleaning of the external facades.

The blue dashed line included on drawing no. BEMP-HBA-SW-00-SK-A-00-0434, which has been submitted in support of this application, depicts those demolition works that are covered by the submitted Demolition Method Statement.

The partial discharge of this condition is necessary as the Demolition Method Statement follows the stage of works that the contractor has been instructed to proceed with first. The applicant will prepare a further Demolition Method Statement at the appropriate time and will then discharge the remaining parts of the condition prior to any of these relevant works commencing.

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

A handwritten signature in black ink, appearing to read 'H. Brown'. The signature is fluid and cursive, with the first letter 'H' being large and prominent.



Hannah Brown
Planner