



Planning Department  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

5 August 2020

Dear Sir/Madam,

**256 GRAY'S INN ROAD, LONDON, WC1X 8LD - DISCHARGE OF CONDITION 27 OF PLANNING PERMISSION 2019/2879/P**

On behalf of our client, University College London, we are pleased to submit an application to discharge condition 27 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;
- Proposed Site Plan, drawing no. BEMP-HBA-SW-ZZ-DR-A-20-1010, prepared by Hawkins\Brown; and
- Bat Survey, dated July 2020, prepared by Thomson Environmental Consultants.

The requisite planning application fee of £116 has been paid to the London Borough of Camden via the Planning Portal (PP-08957244).

## Background

Planning permission was granted on 10 March 2020, under application reference number 2019/2879/P, 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.*

**THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.** Drawing Nos: Existing and Demolition Drawings:(BEMP-HBA-P1-)B1-DR-A-00-1100; 00-DR-A-00-1101; 01-DR-A-00-1102; 02-DR-A00-1103; 03-DR-A-00-1104; RF-DR-A-00-1105; ZZ-DR-A-00-(1200-1203); ZZ-DR-A00-(1300-1304). (BEMP-HBA-P2-)B1-DR-A-00-1100; LG-DR-A-00-1101; 00-DR-A-00-1102; 01-DR-A00-1103; 02-DR-A-00-1104; 03-DR-A-00-1105; RF-DR-A-00-1106; RF-DR-A-00-(11501156); ZZ-DR-A-00-(1200-1205,1250-1255 and 1300-1310). (BEMP-HBA-P3-)00-DR-A-00-1100; 01-DR-A-00-1101; 02-DR-A-00-1102; RF-DR-A00-1103; ZZ-DR-A-00-(1200-1203 and 1300). (BEMP-HBA-SW-)ZZ-DR-A-00-(1005 and 1010); 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-A00-(1106 and 1156); ZZ-DR-A-00-(1200-1203, 1300-1303 and 1350-1353); ZZ-DR-A08-(1100-1101). BEMP-HBA-FGH-RF-DR-A-00-1100.

*Proposed Drawings: (BEMP-HBA-P1-)B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A20-1103; 02-DR-A-20-1104; 03-DR-A-20-1105; 04-DR-A-20-1106; RF-DR-A-20-1107; RF-DR-A-20-1108; ZZ-DR-A-20-(1210-1215 and 1300-1303); ZZ-DR-A-21-(14001406). (BEMP-HBA-P2-)B1-DR-A-20-1100; LG-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A20-1103; 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-P3-)B2-DR-A-20-1100; B1-DR-A-20-1101; 00-DR-A-20-1102; 01-DR-A20-1103; 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-(1200-1203 and 1300-1302); ZZDR-A-21-(1401-1406). (BEMP-HBA-SW-) ZZ-DR-A-08-(1101-1105); ZZ-DR-A-20-(1005 and 1010); B2-DR-A20-1100; 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). BEMP-HBA-FGH-RF-DR-A-20-1100.

## Discharge of Condition 27

This application seeks to discharge Condition 27 of the above permission which states:

*If more than 12 months elapse between the date of the approved bat survey (March 2019) and commencement of development, an updated bat survey shall be submitted to and approved in writing by the local planning authority.*

*Such survey to be carried out by a suitably qualified ecologist and accompanied by a report confirming the results and implications of the assessment, including any revised mitigation measures.*

*All mitigation measures as approved shall be implemented in full in accordance with the agreed time scales.*

## Justification

Thomas Environmental Consultants undertook updated bat surveys on 3 July 2020, comprising a Preliminary Roost Assessment of buildings, Preliminary Ground Level Roost Assessment of trees and dusk emergence surveys. The results of these surveys are set out in the Bat Surveys report submitted in support of the application.

To summarise, these surveys were carried out of buildings within the site boundary, and trees within the site boundary and directly adjacent to the site. Two buildings (buildings B1 and B6) were assessed as having low overall suitability to support roosting bats, however no evidence of roosting bats was recorded during the further dusk emergence surveys undertaken of these buildings.

All other buildings and trees within the site boundary were assessed as having negligible suitability to support roosting bats. No further surveys or mitigation with regards to bats and the buildings and trees within the site boundary are therefore required, and Thomas Environmental Consultants report concludes that proposed demolition works can proceed without delay.

## 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  
Planner