

Application ref: 2020/2918/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 10 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

WSP
Aldermary House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

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

Proposal:

Partial discharge of condition 6 of listed building consent application 2019/2820/L approved on 27/02/2020.

Drawing Nos: Application form, Site Location Plan, UCL LBC Partial Discharge of Condition 6, BEMP-HBA-SW-00-SK-A-00-0434, KB-MS-DC1215-002 - Outline Demolition Method Statement- RevP03, batons will be screwed into mortar joints.

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

Conditions And Reasons:

Informative(s):

- 1 The application seeks the partial discharge of condition 6 of listed building consent application 2019/2880/L which reads as follows:

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.

The partial discharge of the condition includes a method statement for the dismantling and demolition of eastern and northern parts of the site with the retention of the Eastman Dental Clinic and the Alexander Wing.

The method statement makes the assumption that the buildings to be demolished are not keyed into the retained buildings, the method of demolition is therefore based on this assumption.

The demolition starts with a soft strip and the safe removal of asbestos.

All areas to be demolished are then screened off from the retained buildings by scaffolding with additional protective reinforced plastic sheeting and/or plywood. The scaffolding rises two meters above the highest point of demolition.

Roofs are dismantled using hands and hand tools. Each floor is then dismantled using hand tools and light machinery where close to retained buildings. The building is propped throughout the process to ensure the stability of the building whilst the demolition takes place.

Once brickwork to be retained is uncovered during the demolition, a felt and baton protection layer will be applied and screwed into mortar joints.

If cracked or unusual brickwork or construction is uncovered on site, a heritage specialist will be employed to discuss the most suitable course of action.

Redundant materials will be moved from the site using a skidsteer loader.

The information submitted does not address the demolition of structures to the south of the site nor the brick cleaning. As a result, a further application will need to be submitted to fully discharge condition 6.

The proposed works will not harm the special interest of the adjacent grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment