

Application ref: 2020/3487/P  
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Date: 2 September 2020

**Development Management**  
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WSP  
Aldermay House  
10-15 Queen Street  
London  
EC4N 1TX

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 27 (bat survey) 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; Bat Surveys dated July 2020;  
Covering Letter dated 5 August 2020.

Informative(s):

1 Reasons for approval:

This application seeks to discharge Condition 27 of the above permission which states that 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 must 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.

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.

The Council's Nature Conservation Officer has assessed the submitted report and confirmed the condition can be discharged. No consultation responses have been received from third parties.

As such, the proposed details are considered to ensure that the development would protect wildlife habitats and biodiversity, in accordance with the requirements of policy A3 of the 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 'DP', is positioned in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment