



Jonathan McClue  
Planning Department  
Camden Council  
Camden Town Hall  
WC1H 8ND

15 October 2020

Dear Jonathan,

**256 GRAY'S INN ROAD, WC1X 8LD - SECTION 73 APPLICATION TO PLANNING PERMISSION LPA REF: 2019/2879/P TO EXTEND THE PLOT 1 BASEMENT FOR A SPRINKLER TANK**

On behalf of our client, University College London, we are pleased to enclose an application seeking a minor material amendment to planning permission LPA Ref: 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;
- Existing Location Plan (dwg ref. BEMP-HBA-SW-ZZ-DR-A-00-1005);
- Plot 1 Level B1 GA Plan – Proposed (dwg ref. BEMP-HBA-P1-B1-DR-A-20-1101 Rev. P1);
- Plot 1 Level B2 GA Plan – Proposed (dwg ref. BEMP-HBA-P1-B2-DR-A-20-1100 Rev. P1);
- Sitewide Level B1 GA Plan – Proposed (dwg ref. BEMP-HBA-SW-B1-DR-A-20-1101 Rev. P1);
- Sitewide Level B2 GA Plan – Proposed (dwg ref. BEMP-HBA-SW-B2-DR-A-20-1100 Rev. P1);
- Plot 1 Level 00 GA Plan -Proposed (dwg ref: BEMP-HBA-P1-00-DR-A-20-1102 Rev. P01);
- Amended Basement Impact Assessment, prepared by Ramboll;
- Letter from Ramboll on Structural Strategy, Geotechnical Desk Study and Flood Risk Assessment; and
- EIA Conformity Letter, prepared by Trium.

The requisite planning application fee of £234 has been paid directly to The London Borough of Camden Council via the Planning Portal (PP-09135793).

## Background

Full planning permission (LPA ref. 2019/2879/P) was granted 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.*

## **Amendments sought**

This application seeks to amend Condition 2, attached to the decision notice of LPA ref. 2019/2879/P. This condition lists the documents and drawings which have been approved under this application.

We seek to amend this condition in order to provide a small extension to the Plot 1 basement for the provision of a sprinkler tank which is required to conform with the building's fire strategy. The proposed extension would be approximately 16.1m x 8.5m.

To facilitate this, we seek to replace the approved plans for the Plot 1 basement. In addition, an amended ground floor plan is also enclosed which includes a small vent at ground level which was omitted from the approved plans.

An Amended Basement Impact Assessment is provided which takes account of the small increase to the basement. This has been discussed with Campbell Reith.

We enclose a letter from Ramboll confirming that the proposed basement extension would not have any effect on the conclusions or detail within the approved Structural Strategy, Geotechnical Desk Study and Flood Risk Assessment.



An EIA Conformity Letter has been prepared by Trium which confirms that the proposed amendment would not make any material difference to the assessments and conclusions in the original Environment Statement.

For clarity, the approved drawings, subject to change, and the proposed drawings are listed below:

Approved Drawing	Proposed Drawing
Sitewide Level B2 GA Plan – Proposed (dwg ref. BEMP-HBA-SW-B2-DR-A-20-1100).	Sitewide Level B2 GA Plan – Proposed (dwg ref. BEMP-HBA-SW-B2-DR-A-20-1100 Rev. P1);
Sitewide Level B1 GA Plan – Proposed (dwg ref. BEMP-HBA-SW-B1-DR-A-20-1101).	Sitewide Level B1 GA Plan – Proposed (dwg ref. BEMP-HBA-SW-B1-DR-A-20-1101 Rev. P1);
Plot 1 Level B2 GA Plan – Proposed (dwg ref. BEMP-HBA-P1-B2-DR-A-20-1100).	Plot 1 Level B2 GA Plan – Proposed (dwg ref. BEMP-HBA-P1-B2-DR-A-20-1100 Rev. P1);
Plot 1 Level B1 GA Plan – Proposed (dwg ref. BEMP-HBA-P1-B1-DR-A-20-1101);	Plot 1 Level B1 GA Plan – Proposed (dwg ref. BEMP-HBA-P1-B1-DR-A-20-1101 Rev. P1);
Plot 1 Level 00 GA Plan -Proposed (dwg ref: BEMP-HBA-P1-00-DR-A-20-1102)	Plot 1 Level 00 GA Plan -Proposed (dwg ref: BEMP-HBA-P1-00-DR-A-20-1102 Rev. P01)

## Legislative Background

Section 73 of the Town and Country Planning Act 1990 allows for a minor material amendment (MMA) to be made to an existing planning permission to vary a relevant condition.

Given the minor nature of the proposed amendments it is considered appropriate to deal with the proposed alterations through a Section 73 application following the grant of planning permission LPA ref. 2019/2879/P.

## Justification

The updated Basement Impact Assessment, prepared by Ramboll and the Environmental Impact Assessment Conformity Letter, prepared by Trium both conclude that the amendments are very minimal in scale, to that which has already been approved and there would be no adverse structural or environmental impact of providing this small basement extension..

## Conclusion

We trust that the above is clear, however should you have any queries please do not hesitate to contact me or my colleague Simon Roberts.

We look forward to receiving confirmation that the application has been validated in due course.

Yours sincerely



A handwritten signature in black ink, appearing to read 'A Stott', written in a cursive style.

Anna Stott  
Principal Planner