

Application ref: 2020/4918/P
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Date: 30 November 2020

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WSP
Aldermay House
10 - 15 Queen Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Eastman Dental Hospital Site and Buildings (including the Former Royal Free Hospital the Eastman Dental Clinic and the Levy Wing) located at 256 Gray's Inn Road WC1X 8LD and Frances Gardner House
Wren Street
Gray's Inn Road WC1X 0HD**

Proposal: Non-Material Amendment to facilitate change of development description to remove any reference to floorspace granted under Planning Application reference 2019/2879/P dated 10/03/20 (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace)

Drawing Nos: Cover letter from WSP dated 16/10/2020 and Site Location Plan

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, the description of development for planning permission reference 2019/2879/P dated 10/03/2020 shall be replaced with the following description:

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 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.

Informative(s):

1 Reasons for approval:

The application seeks to amend the description of development to remove any specific reference to the area of floorspace from the description.

The effect of the change to the description is considered 'non-material' as the scheme is ultimately still the same, and no material changes to the proposals nor their impact would result.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 10/03/2020 under reference number 2019/2879/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered below the closing. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer

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