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FAO: Jonathan McClue

30 November 2020

Our ref: LJW/ANE/SOHA/KFO/U0009551

Your ref: PP-09217942

Dear Sir,

**Town and Country Planning Act 1990 (As Amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for Full Planning Permission
330 Gray's Inn Road, Camden – The Former Royal National Throat, Nose and Ear Hospital**

We write on behalf of our client, 330 Gray's Inn Road Limited ('The Applicant') to apply for full planning permission in respect of development at 330 Gray's Inn Road.

Full planning permission is sought for the following:-

“Redevelopment of the former Royal National Throat, Nose and Ear hospital, comprising: Retention of 330 Gray's Inn Road and a two storey extension for use as hotel, demolition of all other buildings, the erection of a part 13 part 9 storey building plus upper and lower ground floors for use as a hotel including a café and restaurant; covered courtyard; external terraces; erection of a 7 storey building plus upper and lower ground floors for use as office together with terraces; erection of a 10 storey building plus upper and lower ground floors for use as residential on Wicklow Street and office space at lower ground and basement floors; erection of a 5 storey building plus upper and lower ground floors for use as residential on Swinton Street and associated residential amenity space; together with a gymnasium; new basement; rooftop and basement plant; servicing; cycle storage and facilities; refuse storage; landscaping and other ancillary and associated works.”

On the 19 March 2020, a formal note was prepared by Gerald Eve which set out why the development proposed at The Site does not fall within the definition of Schedule 2 Development as identified in Part 1 Paragraph 2 of the EIA Regulations and as such does not require a formal screening opinion and the development is not EIA development. This was confirmed in writing by LB Camden on 22 April 2020.

Application Boundary

For the purposes of the application, the application boundary is extended on the north, along Wicklow Street, and on the south along Swinton Street. This ensures that the proposed build outs for the bicycle stands on Wicklow, and the build out for the servicing on Swinton are encompassed and can be delivered as part of the proposed development. It is acknowledged that this land sits outside of the applicant's ownership, and this will be addressed through a s.278 agreement, upon resolution of a planning application.

The Site and Background

The 0.6 ha application site is located at 330 Gray's Inn Road in the London Borough of Camden ('LB Camden') within the ward of King's Cross. The site is bound to the north by the UCL Ear Institute; Wicklow Street and railway cuttings to the east; Swinton Street to the south and Gray's Inn Road runs along the site's western boundary. The site sits towards the centre of the growing Knowledge Quarter within the eastern section of the area.

The Site is immediately adjoined by Swinton House and the Water Rats public house to the south on Gray's Inn Road, and to the north by UCL Centre for Auditory Research and 334-336 Gray's Inn Road to north. Beyond this, situated on the corner of Gray's Inn Road and Swinton Street is the seven-storey Point A Hotel (Swinton House).

The Site was formerly occupied by a number of buildings which made up the Royal National Throat, Nose and Ear (RNTNE) Hospital. The hospital comprised a number of departments occupying buildings of different scales and ages. The hospital closed in September 2020 when the final services transferred to the new Royal National ENT and Eastman Dental Hospitals on Huntley Street, London, WC1E 6DG.

Within the immediate vicinity the prevailing development is characterised by a mix of commercial, residential and hotel uses of differing heights. Swinton Street is occupied by offices, a hotel, institutional buildings and 19th Century terraced residential properties.

Wicklow Street is a quiet, narrow cobbled street, which provides the only north-south link within the area. There is a variety of architectural styles emphasising different uses, with light industrial buildings now redeveloped for modern day purposes constructed of stock brick. Terraced residential houses are located to the east of the road. A large student housing block is located on the northern side of the street, on a parcel of land between Wicklow and Britannia Street.

None of the properties on the site are listed, though the King's Cross Conservation Area Statement (2003) identifies 330 Gray's Inn Road, the Nurses' Home and the ground floor of the buildings at the rear to the Royal National Throat Nose and Ear Hospital (Wicklow Street) as 'positive contributors' to the conservation area.

The site is allocated in the Council's draft Site Allocations document for a mixed-use development including offices and other uses related to the knowledge and innovation economy, and permanent self-contained homes.

The Proposed Development

The Proposed Development is mixed use and proposes 13,275 sqm GIA of high specification office floorspace (Class E), 748sqm of affordable workspace, 9,427sqm of hotel floorspace (Class C1), 76 new homes (Class C3), a gym (Class F2) and ancillary café/restaurant uses.

By way of summary, the Proposed Development comprises:

- Two residential buildings with 76 apartments ranging from studios to 3 bed family units. One building will provide the affordable housing provision (50% on a habitable room basis).
- A new, shared private residential garden space for all new residents;
- A high quality hotel providing 182 hotel rooms;
- 14,023sqm of office floorspace across ground plus six upper storeys, providing flexible office space for a variety of tenants;
- A public courtyard off Wicklow Street, for use by all, designed with integrated seating around new planted zones, signature tree and water features; and
- A public gym located within the basement accessed from the public courtyard and Swinton Street.

The Proposed Development has been subject to extensive pre-application discussions since January 2019. The design team have discussed the Proposed Development at a series of pre-application meetings and workshops with Officers in respect of design, land use, highways and transport, townscape and heritage, servicing and deliveries and sustainability. The GLA, TfL and Historic England have also been consulted throughout in addition to LB Camden's Design Review Panel and LB Camden's committee members at a Developer's Briefing.

Detailed pre-application consultations have also been held with local stakeholders, local residents, Ward Councillors and community groups. The Applicant is committed to continuing this engagement with local residents and businesses during the determination period and in the future. The Proposed Development has evolved over the pre-application period and has responded to accommodate advice and comments received.

Within the suite of documents submitted with this planning application, it is demonstrated that the Proposed Development accords with the relevant policies and objectives of the NPPF, adopted London Plan and Intend to Publish London Plan and Camden's Local Plan. On this basis, we consider that planning permission should be granted.

Application Documentation

In support of this application, a full package of documents has been prepared. As agreed with Officers; we enclose the following documents:-

- Covering Letter, prepared by Gerald Eve LLP;
- Site Location Plan; prepared by AHMM
- Site Plan; prepared by AHMM
- Existing and Proposed General Arrangement Plans, Sections and Elevations, prepared by AHMM;
- Demolition plans, prepared by AHMM;
- Design and Access Statement, prepared by AHMM;
- Townscape, Heritage and Visual Impact Assessment, prepared by Peter Stewart Consultancy;
- Flood Risk Assessment, prepared by WSP
- Health Impact Assessment, prepared by XCO2
- Structural Report including Basement Impact Assessment, prepared by WSP
- Fire Statement, prepared by OFR;
- Sustainability Statement, prepared by XCO2;
- Energy Statement, prepared by XCO2;
- Circular Economy Statement, prepared by XCO2;
- Whole Lifecycle Assessment, prepared by XCO2;
- Transport Assessment, prepared by Steer Group;
- Draft Travel Plan, prepared by Steer Group
- Draft Construction Management Plan, prepared by Steer Group;
- Draft Servicing Management Plan, prepared by Steer Group;
- Waste Storage and Collection Plan, prepared by Steer Group;
- Noise and Vibration Assessment, including Acoustic Report, prepared by Hann Tucker
- Air Quality Assessment, prepared by AQ Consultants;
- Biodiversity Survey and Repot, prepared by DF Clark Bionomique;
- Tree Survey / Arboricultural Statement, prepared by DF Clark Bionomique;
- Archaeological Assessment, prepared by Pre-Construct;
- Daylight and Sunlight Assessment, prepared by Point2;
- Statement of Community Involvement, prepared by London Communications Agency;

- Regeneration Statement/Economic Impact Assessment, prepared by Hatch Regeneris;
- Contaminated Land Assessment, prepared by WSP;
- Drainage Report including SuDs Strategy, prepared by WSP.

In accordance with The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) England Regulations 2012 (as amended), payment of £88,360.00 (plus £25 service charge) has been made online via the planning portal. The application fee has been calculated on the basis that the development creates 24,926 sqm of new non-residential gross external floorspace, and 76 new dwellings.

We look forward to receiving confirmation of registration and validation of this application. In the meantime, should you have any queries or require further information, please do not hesitate to contact Alex Neal or Sophie Hardy of this office.

Yours faithfully,



Gerald Eve LLP

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