



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

20 January 2021

Dear Jonathan,

256 GRAY'S INN ROAD, WC1X 8LB – FULL PLANNING APPLICATION

On behalf of our client, University College London, we hereby submit an application for full planning consent for the installation of two electricity substations, the removal of two trees and the introduction of 11 mobile planters.

In addition to this cover letter, this application comprises the following documents and drawings:

- Application form, signed and dated, prepared by WSP;
- CIL form, prepared by WSP;
- Substation Design Statement prepared by Hawkins\Brown
- The application drawing package, prepared by Hawkins\Brown:
 - Substation Enclosures – Site Plan (existing) (drawing no. BEMP-HBA-SW-00-DR-A-00-0130 Rev. P1)
 - Substation Enclosures – Level 00 (existing) (drawing no. BEMP-HBA-SW-00-DR-A-00-0131 Rev. P1)
 - Substation Enclosures – Elevations (existing) (drawing no. BEMP-HBA-SW-ZZ-DR-A-00-0230 Rev. P1)
 - Substation Enclosures – Site Plan (proposed) (drawing no. BEMP-HBA-SW-00-DR-A-20-0130 Rev. P1)
 - Substation Enclosures – Level 00 (proposed) (drawing no. BEMP-HBA-SW-00-DR-A-20-0131 Rev. P1)
 - Substation Enclosures – Roof Level (proposed) (drawing no. BEMP-HBA-SW-RF-DR-A-20-0132 Rev. P1)
 - Substation Enclosures – Elevations (proposed) (drawing no. BEMP-HBA-SW-ZZ-DR-A-20-0230 Rev. P1)
 - Substation Enclosures – Sections (proposed) (drawing no. BEMP-HBA-SW-ZZ-DR-A-20-0330 Rev. P1)

The requisite application fee of £462 has been paid directly to the London Borough of Camden under separate cover.

Background

Full planning permission was granted on 10 March 2020, under application ref. 2019/2879/P, 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 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.

The description above is as amended under non-material amendment 2020/4918/P.

A minor material amendment application was submitted on 11 December 2020 to amend Condition 2 of the above permission to allow a number of amendments to be incorporated into the wider scheme. These comprise the addition of two small extensions to the basement of Plot 1, double extension to the Plot 3 basement and additional plant and servicing equipment. This application has been validated and allocated reference no. 2020/5791/P.

This application for two substations relates to part of the wider site, located to the rear of Frances Gardner House, as indicated on the site location plan.

The Proposal

Permission is sought under this planning application for relocation of the existing store, the retention of the existing substation which serves Francis Gardner House, and the erection of two new electrical substations alongside this.

The two new substation enclosures proposed comprise the UCL intake room enclosure and the UKPN substation enclosure. In order to facilitate the proposed development, two existing trees require removal, namely T30 Platanus x hispanica B1 and T31 Platanus x hispanica B1. To offset the removal of these trees, the proposals include additional compensatory planting within the courtyard of Frances Gardner House. Additionally, the proposals will remove hedging along the wall of Frances Gardner House and the inclusion of 11 new mobile planters. The planters are moveable to allow access to the proposed substation by engineers.

Justification

The provision of two new substations is needed to ensure sufficient and consistent power supply for the approved development. Discussion have taken place between UCL and UKPN to ensure that the proposed provision meets their requirements and would provide sufficient capacity for the approved development.

The new substations have been carefully designed to fit in with the approved scheme. Both the UCL intake room enclosure and the UKPN substation enclosure will incorporate the same design and materials. The base of each substation will consist of a concrete upstand and the roof will be concrete with asphalt. Each façade will be of a brick finish. The North Elevation of the UCL intake room enclosure and the West Elevations of both proposed enclosures will have powder coated steel louvred doors which will be secure and access controlled.

The provision of the mobile planters is a further benefit of the proposed development. A total of 9 planters will be located against the East Elevation of Frances Gardner House in order to enhance the planting treatment along this route and provide residents with greater privacy. Two additional planters are also proposed between the substation enclosures in order to reduce the risk of antisocial behaviour in this area. All planters will contain small trees and allow easy repositioning to ensure sufficient access routes are available during maintenance works.

Conclusion

As evident the changes sought are small scale and are required to ensure the buildings can operate to their full potential. The design and the size of the proposed substations have been discussed and agreed with UKPN to ensure that they are operationally fit for purpose. The proposals have been carefully designed to not only fit in with the wider scheme, but also to enhance it.

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 over a horizontal line.

Anna Stott
Principal Planner