

Application ref: 2021/0336/P  
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Date: 10 May 2021

**Development Management**  
Regeneration and Planning  
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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)

### **Full Planning Permission Granted**

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: The installation of 2x electric substations, removal of 2x trees and introduction of 11x mobile planters.

Drawing Nos: Cover Letter dated 20/01/2021, Planning amendments ref: PA-0010: substation enclosure design updates by Hawkins\Brown, Arboricultural Impact Assessment and Arboricultural Method Statement by Thomson environmental consultants dated Jan 2021, BEMP-HBA-SW-00-DR-A-00-0130 Rev. P1, BEMP-HBA-SW-00-DR-A-00-0131 Rev. P1, BEMP-HBA-SW-ZZ-DR-A-00-0230 Rev. P1, BEMP-HBA-SW-00-DR-A-20-0130 Rev. P1, BEMP-HBA-SW-00-DR-A-20-0131 Rev. P1, BEMP-HBA-SW-RF-DR-A-20-0132 Rev. P1, BEMP-HBA-SW-ZZ-DR-A-20-0230 Rev. P1 and BEMP-HBA-SW-ZZ-DR-A-20-0330 Rev. P1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Cover Letter dated 20/01/2021, Planning amendments ref: PA-0010: substation enclosure design updates by Hawkins\Brown, Arboricultural Impact Assessment and Arboricultural Method Statement by Thomson environmental consultants dated Jan 2021, BEMP-HBA-SW-00-DR-A-00-0130 Rev. P1, BEMP-HBA-SW-00-DR-A-00-0131 Rev. P1, BEMP-HBA-SW-ZZ-DR-A-00-0230 Rev. P1, BEMP-HBA-SW-00-DR-A-20-0130 Rev. P1, BEMP-HBA-SW-00-DR-A-20-0131 Rev. P1, BEMP-HBA-SW-RF-DR-A-20-0132 Rev. P1, BEMP-HBA-SW-ZZ-DR-A-20-0230 Rev. P1 and BEMP-HBA-SW-ZZ-DR-A-20-0330 Rev. P1

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, A3, D1 and D2 of the

Informative(s):

1 Reasons for granting permission:

The proposal includes the installation of 2x electric substations, removal of 2x trees and introduction of 11x mobile planters on the pedestrian walkway near the north-eastern corner of Frances Gardner House. The provision of 2x new substations is to ensure sufficient and consistent power supply to the application site.

The new single-storey substations would be installed on either side of the existing Frances Gardner House substation. They would have brick external walls, concrete upstand in the base, a concrete roof with asphalt and powder-coated steel louvred doors for secured access and control. The design and massing of the new substations are typical for this type of structure and are considered acceptable.

In order to facilitate the proposed development, two existing category B1 trees would have to be removed. To offset the removal, the applicant would install 11x mobile planters on both sides of the pedestrian walkway to make up for the lost greenery. All planters would contain small trees and would be moveable to allow access to the proposed stations by engineers. The new planters would enhance the character and appearance of the locality and are considered acceptable in terms of impact on trees. Landscaping details would be secured via planning condition.

The applicant has consulted mechanical and electrical engineers and they have confirmed that the operation of the proposed substations would not generate noise. By virtue of the nature, scale and location of the works, the proposed development is not considered to cause undue harm to the amenities of adjoining residential occupiers. By virtue of the nature, scale and location of the works, the proposed development is not considered to cause any additional impacts on the amenity of adjoining residential occupiers in terms of loss of light or outlook.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2019.

2 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope  
Chief Planning Officer