

Application ref: 2021/2635/P
Contact: Mark Chan
Tel: 020 7974 5703
Email: Mark.Chan@camden.gov.uk
Date: 15 July 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

WSP
WSP House
70 Chancery Lane
Holborn
London
WC2A 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
UCL Eastman Dental Hospital
259 Gray's Inn Road
London
WC1X 8LD

Proposal:

Discharge of condition 24 (Tree Protection Plot 3) for planning permission 2019/2879/P dated 10 March 2020 for: Partial redevelopment of Eastman Dental Hospital site, including the erection of a five storey building to provide a dementia and neurology research facility (Use Class D1); Alterations to the Grade II listed Eastman Dental Clinic associated with its conversion to education use (Use Class D1); and erection of a part 4 storey, part 7 storey building to provide education space (Use Class D1).

Drawing Nos: Cover Letter by WSP dated 27/05/2021, Letter by Thomson Environmental Consultants dated 14/05/2021, Substructure Sections and Details Sheet 02 by Ramboll (Drawing No. BEMP-RAM-P3-ZZ-DR-S-20-2102 P05), Surface and Foul Water Drainage Layout Level 00 by Ramboll (Drawing No. BEMP-RAM-SW-00-DR-C-51-0110 P03) and Surface and Foul Water Drainage Layout Basement 2 by Ramboll (Drawing No. BEMP-RAM-SW-B2-DR-C-51-0112 P02)

The Council has considered your application and decided to grant permission.

Informatives:

1 Reasons for approval:

This application seeks to discharge Condition 24 of the above permission which requires the details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site to be submitted to and approved in writing by the local planning authority before the commencement of any development on Plot 3 in order to safeguard and ensure that the development would not have an adverse effect on existing trees and maintain the character and amenity of the area.

A Substructure Sections and Details drawing, a Surface and Foul Water Drainage Layout Plan for ground floor level and a Surface and Foul Water Drainage Layout for basement 2, all prepared by Ramboll have been provided. A letter prepared by Thomson Environmental Consultants which states that the offsite trees would be protected for the construction of the new building and that there would be no impact on retained trees has also been provided. The documents and drawings are provided with sufficient details and at the required scale. The Council's Tree Officer has been consulted and reviewed this application and raised no objection. The existing trees and the character and amenities of the area are considered safeguarded and maintained, and thus is acceptable.

As such, the proposed details are in general accordance with policies A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (plant - post installation), 8 (Thames Water (Waste water)), 9 (Thames Water (Surface water)), 11 (Electric vehicle charging points), 12 (Waste), 14 (Details, materials, samples), 15 (Plot 1 (Privacy)), 17 (Southern elevation Plot 3), 18 (Fire strategy), 19 (Landscaping), 20 (Trees), 21 (Biodiversity), 22 (Bird and bat boxes), 28 (Lighting), 29 (PVs), 30 (Green roofs), 33 (Contamination - Plot 1), 34 (Contamination - Plot 3), 36 (Drainage), 38 (Methodology headstones), 39 (Gas boilers, flues, generators), 40 (Air quality neutral), 41 (Rainwater) and 42 (Mechanical ventilation) of planning permission 2019/2879/P dated 10/03/2020 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer