

Application ref: 2021/1007/P
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Date: 15 August 2021

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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)

Approval of Details Granted

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

Proposal: Discharge of condition 33 (Remediation Strategy Plot 1) 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: Ground Contamination Interpretive Report dated May 2019; 256 Gray's Inn Road (Plot 1) Remediation Strategy.

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

Informative(s):

1 Reasons for approval:

This application seeks to discharge Condition 33 for Plot 1. The submitted Remediation Strategy, Site Investigation Factual Report and Ground Contamination Interpretive Report satisfy the requirements set out in Condition

33 and will ensure the risks from land contamination to future users of the land and neighbouring land are minimised. They will also ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The Council's Contamination Officer has been consulted and reviewed this application and raised no objection.

No third part comments have been received.

As such, the proposed details are in general accordance with policy A1 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), 34B (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 name and title of the signatory.

Daniel Pope
Chief Planning Officer