

Application ref: 2022/1230/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 5 July 2022

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
undefined

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Intrusive investigations and making good of facades and basement floor of Eastman Dental Clinic to inform detailed design of works approved under 2019 /2880/L.
Drawing Nos: Structural Investigation Scope, IoN - Plot 2 - Investigation Works R1 (003), Site Plan - Proposed, Cover Letter, IoN Plot 2 investigations design and heritage(2).

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Structural Investigation Scope, IoN - Plot 2 - Investigation Works R1 (003), Site Plan - Proposed, Cover Letter, IoN Plot 2 investigations design and heritage(2).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The Eastman Dental Clinic is a grade II listed building designed by Sir John Burnett and built between 1928-31. The building has an elegant composition in the Beaux-Art tradition, it is built on a steel frame with elevations of brown brick. Much of the impressive historic interiors survive.

Recent planning and listed building consent applications with references 2019/2879/P and 2019/2880/L gave permission for the building to be used by the Institute of Neurology. Substantial alterations will take place as a result of the proposals however the majority of historic fabric will remain and the historic significance is unharmed.

The application seeks consent for various investigative works to establish the structural integrity of the building. The works include localised break outs, trial pits and various measured surveys. All historic fabric is sensitively removed and replaced, reusing the existing materials and using the original construction methods.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer