

Application ref: 2022/3219/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 28 September 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

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:

Partial discharge of Condition 29 (details of PVs for Plot 1 and Francis Gardner House) granted under reference 2019/2879/P dated 10/03/2020 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 approximately 23,861sqm of 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 facade 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.

Drawing Nos: BEMP-MJL-P1-XX-TS-E-00-0014_P03-JH, BEMP-MJL-P1-RF-SK-ME-500-9001_P01, BEMP-HBA-P1-RF-DR-A-20-0107, Francis Gardner House Solar PV Technical Submission Document 1 (March 2022), Francis Gardner House Solar PV Technical Submission Document 2 (March 2022), Cover Letter (28 July 2022)

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

Informative(s):

- 1 Condition 29 of planning permission 2019/2879/P requires details of the PV panels (e.g. drawings/data sheets of layouts, energy generation, monitoring meters, maintenance schedule) to be submitted and approved prior to commencement and to be retained accordingly thereafter.

The condition can be discharged on a plot by plot basis and the Committee Report for the application (2019/2879/P) indicates that PV panels are to be installed at Plot 1, Francis Gardner House and Plot 3.

Two technical submission documents have been submitted for both Plot 1 and Francis Gardner House in relation to the PV panel supply. The Council's Sustainability Officer has confirmed that the PV panels would meet the performance levels indicated in the Energy Statements of the original application. The Technical Submission Documents show the operation methods/maintenance of the PV panels and the agent has confirmed that the PV panels will be maintained by the facilities management company.

Therefore the details for Plot 1 and Francis Gardner House comply with the requirements of Policies CC1 and CC2 of the Camden Local Plan 2017.

You are advised that the requisite details of PV panels for Plot 3 remain outstanding.


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) (part), 30 (Green roofs), 34B (Contamination - Plot 3), 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 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer