

Application ref: 2022/3349/P
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WSP House
70 Chancery Lane
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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
259 Gray's Inn Road
London
WC1X 8LD

Proposal:

Details of Condition 40 (Air Quality) granted under planning 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.

Drawing Nos: Cover Letter (05/08/2022) and Air Quality Neutral Assessment (July 2022)

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

Informative(s):

- 1 Reasons for granting permission/consent-

Condition 40 of planning permission 2019/2879/P requires details of the Air Quality Neutral assessments. The condition will be discharged on a plot by plot basis as noted in the Committee Report for the application (2019/2879/P).

An Air Quality Neutral Assessment has been submitted for Plot 1 in relation to the details within Condition 40. Upon consultation with the sustainability officer it was confirmed that the report shows that the development is Air Quality neutral. Transport was scoped out of the assessment as the development was car free.

Therefore, the proposal for plot 1 only complies with the requirements of Policies A1, CC1, CC2 and CC3 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), 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



Daniel Pope
Chief Planning Officer