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FAO: Bethany Cullen

Dear Sir

**Town and Country Planning Act 1990 (As Amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for Full Planning Permission under Section 73 of The Act
330 Gray's Inn Road, Camden – The Former Royal National Throat, Nose and Ear Hospital**

We write on behalf of our client, 330 Gray's Inn Road Limited ['The Applicant'] to apply for an amendment under Section 73 of the Town and Country Planning Act 1990 [as amended] in respect of development at 330 Gray's Inn Road.

Full planning permission was granted on 20th July 2022 for:

"Redevelopment of the former Royal National Throat, Nose and Ear hospital, comprising: Retention of 330 Gray's Inn Road and a two storey extension for use as hotel, demolition of all other buildings, the erection of a part 13 part 9 storey building plus upper and lower ground floors for use as a hotel including a café and restaurant; covered courtyard; external terraces; erection of a 7 storey building plus upper and lower ground floors for use as office together with terraces; erection of a 10 storey building plus upper and lower ground floors for use as residential on Wicklow Street and office space at lower ground and basement floors; erection of a 5 storey building plus upper and lower ground floors for use as residential on Swinton Street and associated residential amenity space; together with a gymnasium; new basement; rooftop and basement plant; servicing; cycle storage and facilities; refuse storage; landscaping and other ancillary and associated works."

This application seeks planning permission for:

'Variation of Condition 2, 18, 31, 41 and 54 of planning permission ref 2020/5593/P for the 'Redevelopment of the former Royal National Throat, Nose and Ear Hospital site, comprising: Retention of 330 Gray's Inn Road and a two storey extension above for use as hotel (5 above ground storeys in total), demolition of all other buildings, the erection of a part 13 part 9 storey building plus upper and lower ground floors (maximum height of 15 storeys) for use as a hotel (including a cafe and restaurant); covered courtyard; external terraces; erection of a 7 storey building plus upper and lower ground floors (maximum height of 9 storeys) for use as office together with terraces; erection of a 10 storey building plus upper and lower ground floors (maximum height of 12 storeys) for use as residential on Wicklow Street and office space at lower ground and basement floors; erection of a 5 storey building plus upper and lower ground floors (maximum height of 7 storeys) for use as

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residential on Swinton Street and associated residential amenity space; together with a gymnasium; new basement; rooftop and basement plant; servicing; cycle storage and facilities; refuse storage; landscaping and other ancillary and associated works.’ NAMELY to enable amendments to the approved drawings list to enable an uplift in office/labs floorspace, a reduction in affordable workspace, amendments to the landscape design of the residential garden, revised entrances on Wicklow Street, the new loading bay on Wicklow Street, reconfiguration at basement level of the office/labs building, increased cycle parking provision, and additional basement levels, reconfiguration of the roof level plant and enclosures, the addition of flues in addition to other associated works.’

The Proposed Development

This application is submitted under Section 73 of the Town and Country Planning Act 1990 and seeks a number of design amendments to accommodate the temporary relocation of the UCL Ear Institute to within the Site, for the duration of construction of the hotel and affordable workspace at the western end of the site. Following this, they may relocate back into their existing building which is located adjacent to the north of the Site. The extent of the amendments are concentrated to the basement and ground floor levels, with no change to the scheme above the first floor, with the exception of minor adjustment to plant requirements at roof level, the elevational changes to Wicklow Street and the changes to the landscaping of the residential gardens.

In order to accommodate the proposed relocation, a number of design amendments have been made. These constitute:

- Excavation of an additional basement level beneath the residential buildings to house UCL Ear Institute
- Amendment to the landscape design of the residential garden
- Increased Acoustic Isolation for lab-spaces
- Installation of flues through the residential building
- Omission of the basement below the Wicklow Courtyard
- Relocation and reconfiguration of plant owing to the increased requirements arising from increased lab space
- Additional plant installation at roof level to accommodate additional lab floorspace
- Internal reconfiguration and revised floor to floor heights to enable greater flexibility over lab-enabled floors
- The addition of a dedicated loading bay for UCL on Wicklow Street
- Revised cycle entrance and amendments to the office building elevational treatment to accommodate
- Increased cycle parking provision and associated facilities
- Relocation of the affordable workspace to Gray’s Inn Road
- The Swinton Street Entrance will become the fire egress and plant replacement use
- Additional basement area to support the uplift in lab-enabled floorspace

The proposed amendments will continue to create an exemplary mixed-use development through the provision of high-quality architecture, public realm and landscaping, which encourage activity and permeability through the Site. The proposal also delivers a highly sustainable approach, in both the retention and re-use of the existing building as far as possible, and the energy and sustainability strategy for the future, operational building.

A full explanation of the Proposed Development is set out within the Design and Access Statement and depicted on the application drawings prepared by AHMM architects and submitted with this application.

Application Documentation

In support of this application, a full package of documents has been prepared. As agreed with Officers; we enclose the following documents:-

- Covering Letter, prepared by Gerald Eve LLP;
- Site Location Plan; prepared by AHMM
- Site Plan; prepared by AHMM
- Existing and Proposed General Arrangement Plans, Sections and Elevations, prepared by AHMM;
- Demolition plans, prepared by AHMM;
- Design and Access Statement, prepared by AHMM;
- Townscape, Heritage and Visual Impact Assessment, prepared by The Townscape Consultancy;
- Flood Risk Assessment, prepared by WSP
- Affordable Housing Statement, prepared by Gerald Eve LLP
- Health Impact Assessment, prepared by XCO2
- Structural Report including Basement Impact Assessment, prepared by WSP
- Fire Statement, prepared by OFR;
- Financial Viability Assessment, prepared by Gerald Eve LLP;
- Sustainability Statement, prepared by XCO2;
- Energy Statement, prepared by XCO2;
- Circular Economy Statement, prepared by XCO2;
- Whole Lifecycle Assessment, prepared by XCO2;
- Transport Assessment, prepared by Steer Group;
- Draft Travel Plan, prepared by Steer Group
- Draft Construction Management Plan, prepared by Steer Group;
- Draft Servicing Management Plan, prepared by Steer Group;
- Waste Storage and Collection Plan, prepared by Steer Group;
- Noise and Vibration Assessment, including Acoustic Report, prepared by Hann Tucker
- Air Quality Assessment, prepared by AQ Consultants;
- Biodiversity Survey and Report, prepared by XCO2;
- Tree Survey / Arboricultural Statement, prepared by JL Denny;
- Archaeological Assessment, prepared by Pre-Construct;
- Daylight and Sunlight Assessment Addendum, prepared by Point2;
- Statement of Community Involvement, prepared by London Communications Agency;
- Regeneration Statement/Economic Impact Assessment, prepared by Hatch Regeneris;
- Contaminated Land Assessment, prepared by WSP;
- Drainage Report including SuDs Strategy, prepared by WSP.

In accordance with The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) England Regulations 2012 (as amended), [REDACTED] has been made online via the planning portal.

We look forward to receiving confirmation of registration and validation of this application. In the meantime, should you have any queries or require further information, please do not hesitate to contact Alex Neal or Katie Hughes of this office.

Yours sincerely,



Gerald Eve LLP

