

Application ref: 2023/0759/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Approval

Address:

School Of Hygiene And Tropical Medicine
Keppel Street
London
WC1E 7HT

Proposal:

Modifications to the Gower Street and Malet Street moats to provide additional fire escape capacity from the Ground and Lower Ground Floor Levels.

Drawing Nos: Phase 3 External Fire Strategy Design and Access Statement; Site Location Plan; Flood map for planning; Gower Street Proposed Windows; Gower Street Existing Windows; Malet Street Proposed Windows; Malet Street Existing Windows; Gower Street Proposed Lower Ground Floor Door; Gower Street Existing Lower Ground Floor Door; Malet Street Proposed Lower Ground Floor Door; Malet Street Existing Lower Ground Floor Door; Gower Street Gate Proposed Details; Malet Street Gate Proposed Details; Gower Street Stair Proposed Details; Malet Street Stair Proposed Details; Gower Street Existing Sections; Gower Street Proposed Sections; Gower Street Existing Plans; Gower Street Proposed Plans; Gower Street Existing Elevation; Gower Street Proposed Elevation; Gower Street Existing Part Elevation; Gower Street Proposed Part Elevation; Malet Street Existing Plans; Malet Street Proposed Plans; Malet Street Existing Elevation; Malet Street Proposed Elevation; Malet Street Existing Sections; Malet Street Proposed Section; Malet Street Existing Part Elevation; Malet Street Proposed Part Elevation; Upper Ground Floor Key Plan Proposed; Lower Ground Floor Key Plan Proposed; Upper Ground Floor Key Plan: Existing; Lower Ground Floor Key Plan: Existing.

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:

Phase 3 External Fire Strategy Design and Access Statement; Site Location Plan; Flood map for planning; Gower Street Proposed Windows; Gower Street Existing Windows; Malet Street Proposed Windows; Malet Street Existing Windows; Gower Street Proposed Lower Ground Floor Door; Gower Street Existing Lower Ground Floor Door; Malet Street Proposed Lower Ground Floor Door; Malet Street Existing Lower Ground Floor Door; Gower Street Gate Proposed Details; Malet Street Gate Proposed Details; Gower Street Stair Proposed Details; Malet Street Stair Proposed Details; Gower Street Existing Sections; Gower Street Proposed Sections; Gower Street Existing Plans; Gower Street Proposed Plans; Gower Street Existing Elevation; Gower Street Proposed Elevation; Gower Street Existing Part Elevation; Gower Street Proposed Part Elevation; Malet Street Existing Plans; Malet Street Proposed Plans; Malet Street Existing Elevation; Malet Street Proposed Elevation; Malet Street Existing Sections; Malet Street Proposed Section; Malet Street Existing Part Elevation; Malet Street Proposed Part Elevation; Upper Ground Floor Key Plan Proposed; Lower Ground Floor Key Plan Proposed; Upper Ground Floor Key Plan: Existing; Lower Ground Floor Key Plan: Existing.

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 Reasons for granting listed building consent:

The London School of Hygiene and Tropical Medicine, Keppel Street, is a purpose designed facility built between 1926 and 1929, with post-construction

modifications and extensions. The building is of steel frame construction, faced with Portland stone, with stripped-down classical detailing, a style that became the de facto standard for many monumental and institutional buildings around the world between the World Wars. The London School of Hygiene and Tropical Medicine is Grade II listed.

Analysis by fire consultants has shown that the existing fire exit doors at Ground are of insufficient width to support the increasing occupancy proposed under the current masterplan proposal for the building.

Instead, a fire exit strategy has been arrived at that avoids the need for modifications of the existing doorways but instead introduces a single escape stair within each of the Gower Street and Malet Street moats.

This approach provides additional fire escape capacity for final discharge from the building from the Lower Ground Floor Level, thereby alleviating pressure on the existing exits located at Ground Floor.

As part of this fire escape strategy, minor modifications will be required to a section of the existing balustrading at pavement level along each moat (to provide exit gates from the stairs) and to the existing doors into the moats at Lower Ground Floor (to meet the increased escape width requirements). In addition, fire-rated secondary glazing will be required to the inside of the Lower Ground Floor windows located directly adjacent to the proposed escape stairs.

The proposal successfully avoids harm to the decorative composition of the building at street-level and is not seen as deleterious to the architectural significance of the building.

The application has been advertised in the press and by means of a site notice. No observations have been received from Bloomsbury CAAC.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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