

Application ref: 2022/5402/L  
Contact: Colette Hatton  
Tel: 020 7974 5648  
Email: [Colette.Hatton@camden.gov.uk](mailto:Colette.Hatton@camden.gov.uk)  
Date: 18 April 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Neville Bruton Design Limited  
47 Heneage Street  
London  
E1 5LJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**School Of Oriental And African Studies**  
**10 Thornhaugh Street**  
**London**  
**Camden**  
**WC1H 0XG**

Proposal:

The proposed interior refurbishment works are related to the 2nd, 3rd and 4th floor corridor areas of the SOAS Philips Building, including the Link Bridge corridors to these floors, which link the Philips Building to the College Building (Holden Building). The proposed works include replacement of existing suspended ceilings, floor finishes, decoration to walls and doors, refinishing of joinery (skirtings, architraves, door frames) and upgrading of localised service infrastructure and associated fire stopping.

Drawing Nos: Covering Letter 9 December 2022, HERITAGE STATEMENT December 2022, SOAS-PB-BP-001, SOAS-PB-GD-001, SOAS-PB-GD-002, SOAS-PB-L2-001 Rev A, SOAS-PB-L3-001 Rev A, SOAS-PB-L4-001 Rev A, SOAS-PB-LP-001, Design and Access Statement Rev A March 2023(2), SOAS-PB-L2-010 Rev B(2), SOAS-PB-L4-010 Rev B(2), SOAS-PB-GD-011 Rev A(2), SOAS-PB-L3-010 Rev B(2), SOAS-PB-GD-010 Rev A(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:

Covering Letter 9 December 2022, HERITAGE STATEMENT December 2022, SOAS-PB-BP-001, SOAS-PB-GD-001, SOAS-PB-GD-002, SOAS-PB-L2-001 Rev A, SOAS-PB-L3-001 Rev A, SOAS-PB-L4-001 Rev A, SOAS-PB-LP-001, Design and Access Statement Rev A March 2023(2), SOAS-PB-L2-010 Rev B(2), SOAS-PB-L4-010 Rev B(2), SOAS-PB-GD-011 Rev A(2), SOAS-PB-L3-010 Rev B(2), SOAS-PB-GD-010 Rev A(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.

- 4 Notwithstanding the drawings the plasterboard ceilings in replacement of the fibrous ceiling tiles within the link buildings are not approved.

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 Phillips Building is the library building that supports SOAS. It was designed by Denys Lasdun and constructed in 1973. The building is grade II\* listed and is within sub section three of the Bloomsbury conservation area.

The Philips Building closes the southern end of Woburn Square, and the leafy trees and late-Georgian terraces were intended to be glimpsed from the building. It is essentially a library with teaching rooms and offices. The eight-storey building does not have its own external ceremonial entrance, which was always through the listed Holden block. The roofs are flat, with a series of diagonally-arranged north-facing roof lights, hidden from the outside. The central library dominates and projects on three floors with a set-back range of academic offices and classrooms (totalling 220 separate rooms) above. Each of the facades of this square, pavilion-plan building has nine bays and there are set-back corners on the four lower storeys. The ground floor formerly had

projecting balconies, or terraces, but these were glazed in on the north and east elevations around 2007. A service moat around the building provides light to the basement levels and a delivery entrance on the west side. While relatively little-known, this pavilion library is one of the most powerful library designs of the post-war period, also of interest for being a work of this major post-war architect.

The set piece is the central, top-lit library. This features three levels of concrete-fronted balconies and natural light comes in through a diagonally-set grid of slender concrete ceiling beams. On the lower floors, rooms lead off to provide study and tutorial space within the library, and computer areas to which the centre of the lower level is now dedicated. Reading areas extend into the former terraces, which are now part of the library's interior, and include a mezzanine level divided by concrete fins. The upper corridors, which wrap around the central library, largely retain the simple grooved timber doors and architraves and some original cork floors. The original arrangement with a window at the end of each corridor largely remains, although some temporary rooms have been added to these spaces, blocking off the light and the view.

The proposals impact the corridors of the 2nd, 3rd and fourth floors including the link to the College Building and include the following:

- 2 " Replacement of perforated modern ceiling tiles
- " Replacement of fibrous ceiling tiles
- " Replacement of flooring
- " Redecoration of walls, doors, architraves and skirtings.
- " Upgrading existing lighting, fire and security infrastructure.
- " Fire stopping - holes where services punctuate through walls.
- " Removal of redundant servicing within ceiling voids.
- " Reinstatement of corridor area by removal of later addition studwork and door forming area 262a, second floor area.

The current perforated ceiling tiles are original to the building and in very poor condition. The proposed ceiling tiles match the existing but use a slightly different method of fixing which enables them and the concealed plant to be more easily maintained.

The fibrous ceiling tiles are used extensively within the building but are in poor condition. The principle of replacing them is acceptable, however the replacement should be as close to the existing as possible. The proposed plasterboard is not acceptable as a replacement, a condition has been added to the consent ensuring this part of the proposals is not consented.

The floors in the corridors are currently covered with either cork tiles or dark green lino. Within the proposals the flooring remains in situ and carpet is laid over the top. Within the link buildings the floor slopes and carpet tiles are not suitable. As a result the damaged flooring is replaced with dark green lino to match other areas of the building.

The redecoration of walls floors and architraves, the upgrading of existing lighting, fire and security, and the removal of redundant plant is welcome.

The removal of the modern studwork and door forming area 262a on the second floor area is welcome.

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. The local CAAC objected to the replacement ceiling tiles but have since withdrawn the objection due to the submission of revised drawings. 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.

- 3 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



Daniel Pope  
Chief Planning Officer