

Application ref: 2023/1422/L
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Date: 22 May 2023

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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 proposals relate to the interior refurbishment of existing toilet facilities located adjacent to the main stair, on the Ground to 4th floor levels of the College Building. Drawing Nos: Covering Letter 4 April 2023, College Building Heritage Statement April 2023, SOAS-CB-BP-001, SOAS-CB-LP-001, SOAS-CB-G-ExWC-001(P), Design and Access Statement April 2023, SOAS-CB-L4-ExWC-001(P), SOAS-CB-L3-ExWC-001(P), SOAS-CB-L2-ExWC-001(P), SOAS-CB-L1-ExWC-001(P), SOAS-CB-EX-WC-002(P), SOAS-CB-EX-WC-001(P), SOAS-CB-PR-WC-003(P)Rev A, SOAS-CB-PR-WC-002(P) Rev A, SOAS-CB-PR-WC-001(P) Rev A.

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 4 April 2023, College Building Heritage Statement April 2023, SOAS-CB-BP-001, SOAS-CB-LP-001, SOAS-CB-G-ExWC-001(P), Design and Access Statement April 2023, SOAS-CB-L4-ExWC-001(P), SOAS-CB-L3-ExWC-001(P), SOAS-CB-L2-ExWC-001(P), SOAS-CB-L1-ExWC-001(P), SOAS-CB-EX-WC-002(P), SOAS-CB-EX-WC-001(P), SOAS-CB-PR-WC-003(P)Rev A, SOAS-CB-PR-WC-002(P) Rev A, SOAS-CB-PR-WC-001(P) Rev A.

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 The Grade II College Building forms part of the SOAS central London Campus, associated with the University of London and includes the Philips Building (Grade II*) which the College Building is connected to, the Brunei Gallery, the Paul Webley Wing of Senate House (Grade II* and 53 Gordon Square, all of which sit within the Bloomsbury Conservation Area.

The building was designed by Charles Holden and was constructed from 1939-45. The building is five storeys over a basement, the principal south facing elevation has 17 windows and there is a curved corner bay to the eastern end. The building is constructed from brown brick and has Portland Stone dressings, windows have flush metal frames with horizontally set panes. The building is linked to the Philips Building designed by Denis Lasdun via link corridors on each floor.

The proposals relate to the interior refurbishment of existing toilet facilities located adjacent to the main stair, on the Ground to 4th floor levels.

Utilising the existing toilet area footprint, the proposal is to provide inclusive (universal/gender neutral) self-contained toilet cubicles on each floor along with updating the accessible toilet facilities.

The works involve the strip out of the existing facilities and the introduction of new ones. The existing service routes are utilised including the ventilation system. On each floor one of the doors leading to the toilet facilities is blocked

up and the marble skirting that is present within the lobby area is continued where the door once was.

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, whereby there were no consultation responses. 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.

- 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



Daniel Pope
Chief Planning Officer