

Application ref: 2023/1531/P  
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Date: 25 May 2023

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

Phone: 020 7974 4444

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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**UCL Anatomy and Medical Sciences Building**  
**100 Gower Street**  
**London**  
**WC1E 6AP**

Proposal: Replacement of existing air intake and outlet ducts with new extract grille and extract duct to the rear of the building, and installation of a new louvred aluminium door to chemical store.

Drawing Nos: 220592(SW17)-1100 P1, 220592(SW17)-1105 P1, 220592(SW17) 1300 P1, 220592(SW17) 1301 P1, 220592(SW17)-1303 P1, 220592(SW17)-5200 P2, Design and Access Statement dated 7 February 2023, cover letter dated 11 April 2023 and site photos document.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 220592(SW17)-1100 P1, 220592(SW17)-1105 P1, 220592(SW17) 1300 P1, 220592(SW17) 1301 P1, 220592(SW17)-1303 P1, 220592(SW17)-5200 P2, Design and Access Statement dated 7 February 2023, cover letter dated 11 April 2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations are part of a wider upgrade to the existing store room and chemical store at UCL's Anatomy and Medical Sciences Building. The works include the installation of a new external air intake and extract duct to replace the existing equipment to ensure bad odours are not being drawn in from the adjacent bin area. The alterations would be to the rear of the building at ground floor level facing onto a service yard area. The associated pipework would be re-routed upwards further away from the bin area. The works also include upgrades to the existing door serving the chemical store to provide an aluminium louvred door to ensure the room receives adequate ventilation.

The works are considered to be minor alterations which would not unduly impact the character and appearance of the host building or surroundings and as such, the proposals would preserve the character and appearance of the Bloomsbury Conservation Area.

Due to the location and nature of the proposals they would not harm neighbouring amenity by way of loss of outlook, daylight/sunlight or privacy. The alterations would not generate any additional noise, vibration, odour, fumes or dust.

No objections were received prior to the determination of this application. The Bloomsbury CAAC confirmed they had no comments on the proposals.

The planning history of the site has been taken into account when coming to this decision and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer