

### 5.4.2 New Rooflight by Bar space

To create a light filled seating space

#### Significance

This area is of little heritage significance as at lower ground floor level it has undergone many changes and little remains of the historic fabric. The ceiling has been lowered and walls infilled. The tops of existing windows are still visible from Keppel Street, and have been significantly altered losing their original proportions. A new flat roof concealed behind the stone parapet also hides most of the original stone façade at lower ground floor level.

#### Impact

The location and orientation of the rooflights have been considered so that they are not directly visible from the street and to have as little impact to the streetscape (Bloomsbury Conservation area guidelines).

The reversibility of the intervention has been considered with materials employed which are deemed to be sympathetic to the fabric of the building and lightweight.

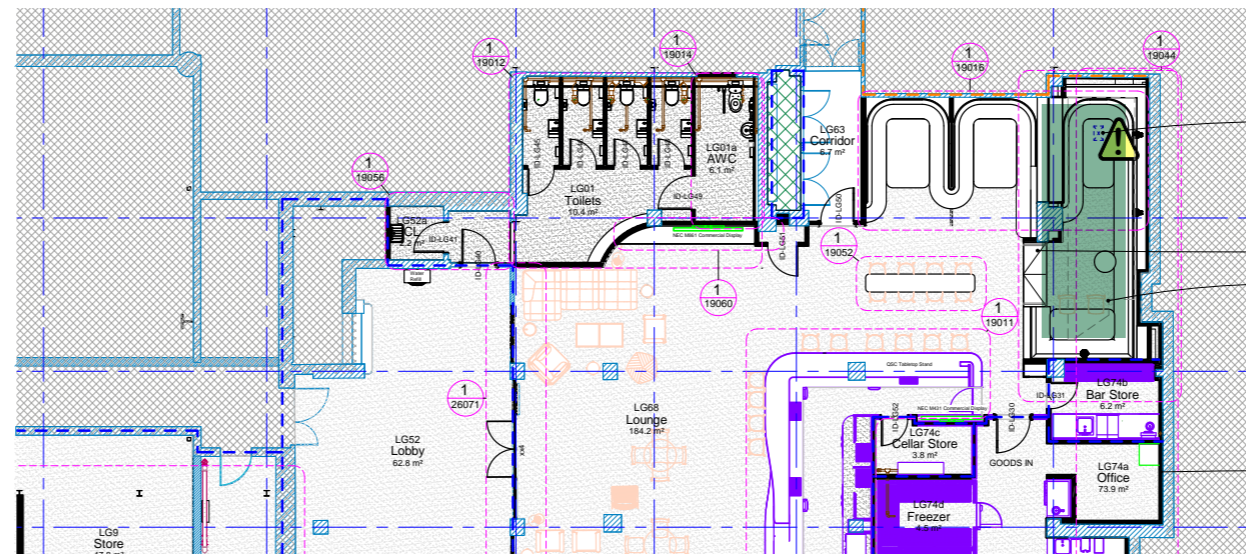
#### Justification

This will create some additional space for meeting and socialising. The rooflights will provide more light to the spaces beneath and reveal the remaining stonework from the façade which has been hidden by the flat roof.

#### Conclusion

This would be a positive change to the building, providing much needed natural light to a dark, artificial space and providing an opportunity to remove later additions to this area which are not sympathetic

*For more detailed drawings please refer to RTA's drawing package and following pages.*



Basement plan - Location of new rooflight

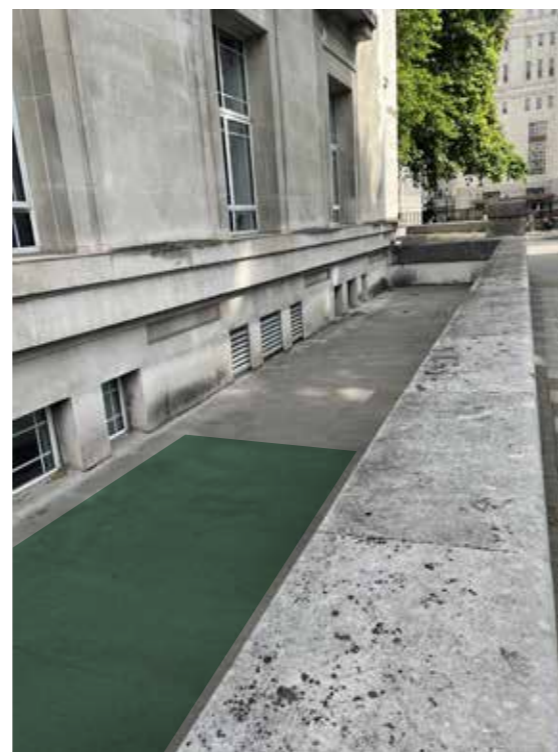
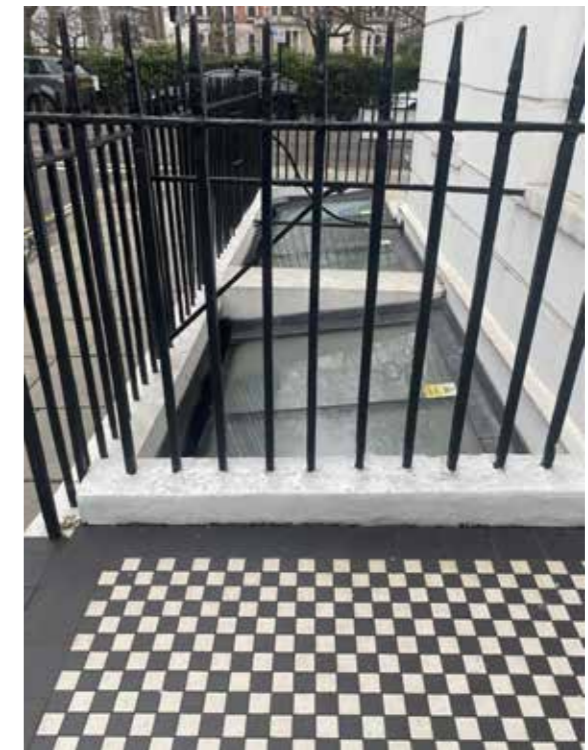


Photo from Keppel street  
(The green area indicated is the proposed location of the rooflight )



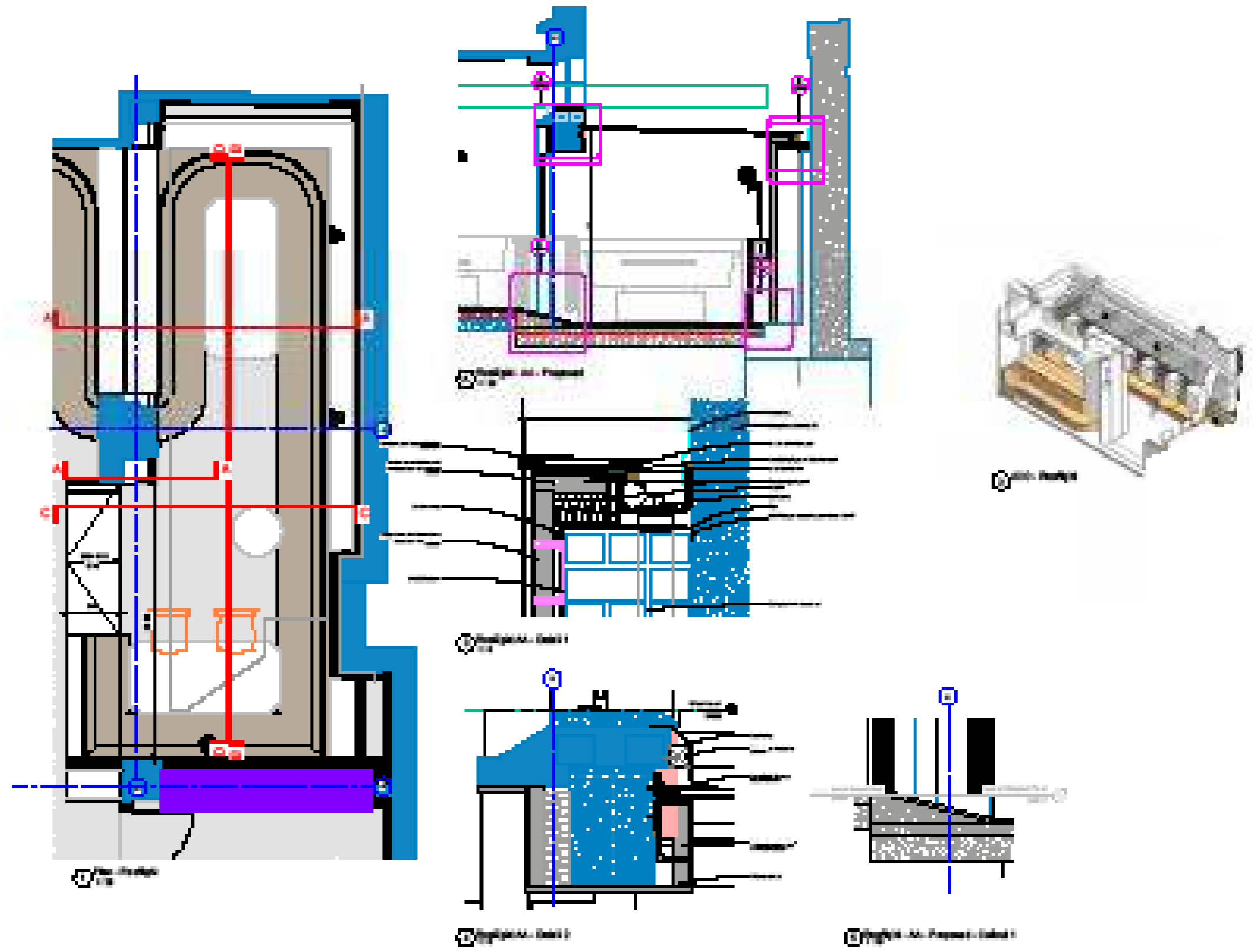
Existing storage room below the location of the proposed rooflight. When complete this space will be opened up to the rest of the floor and have banquette seating within.



Precedent of rooflight infilled moat extension over (location Manchester Squire, Westminster borough, London)

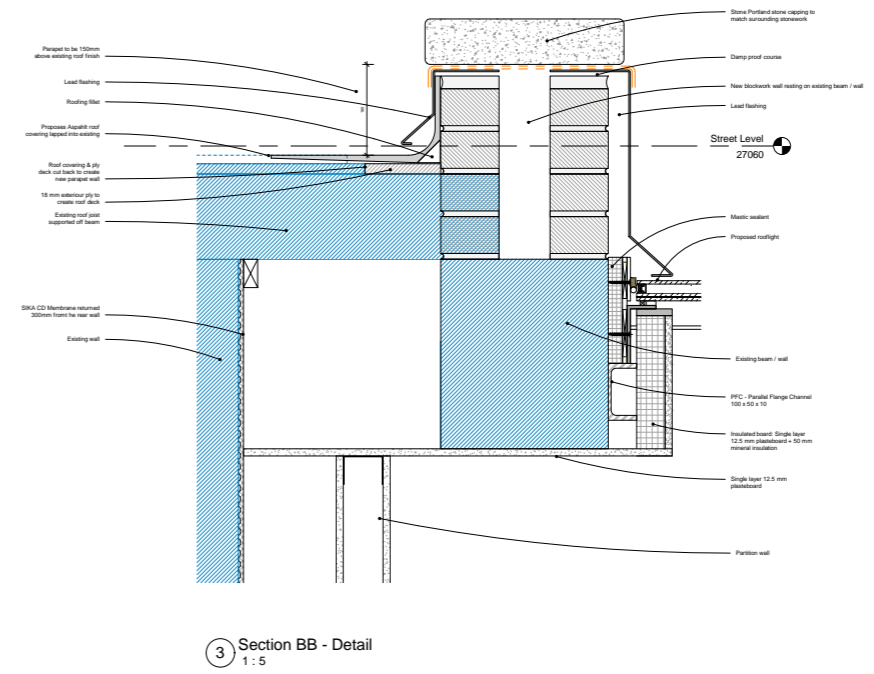
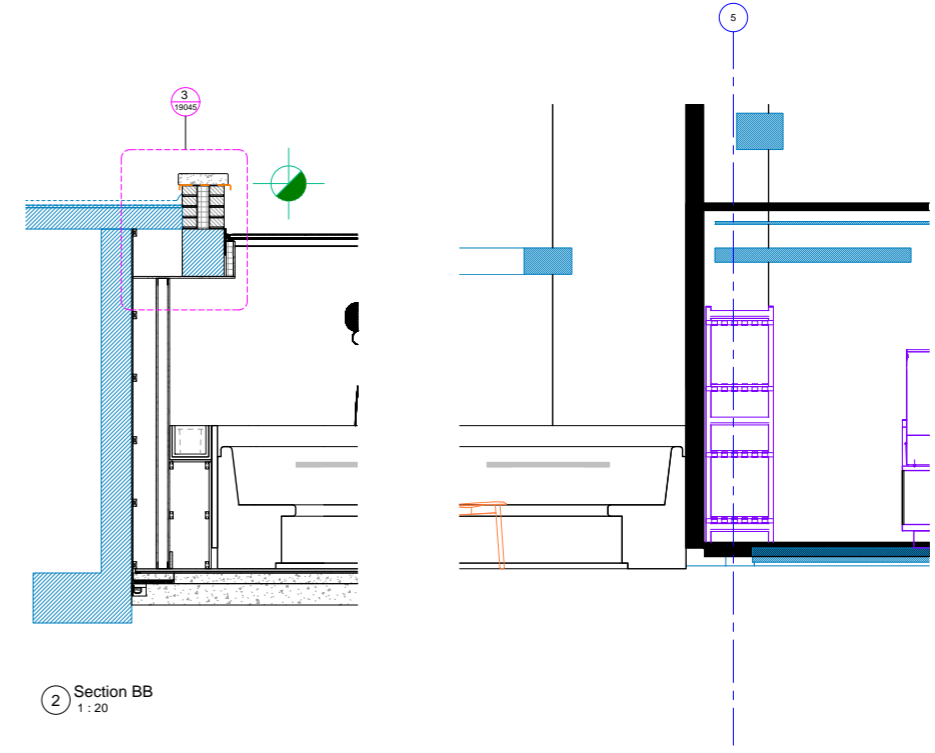
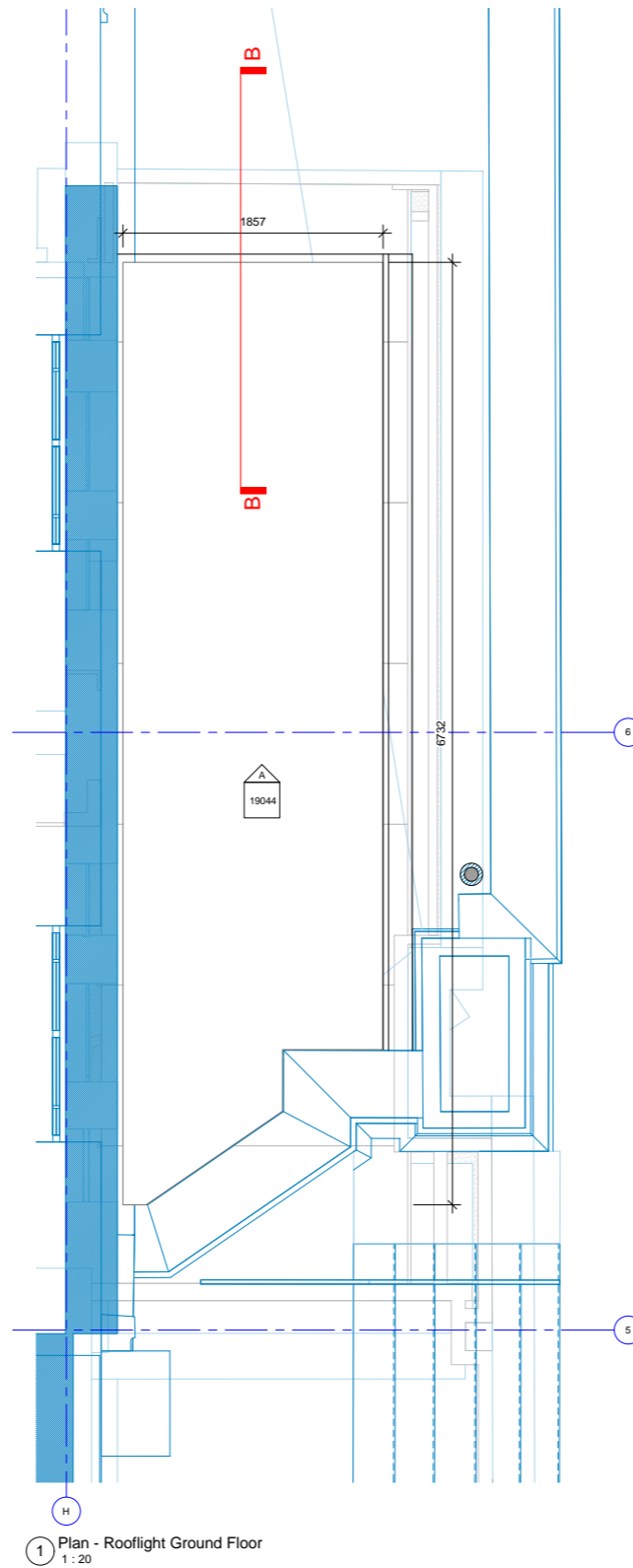
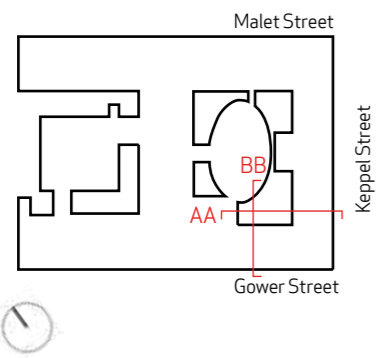
Key:

- Existing fabric
- Demolition
- Proposed
- Client Supply Furniture
- Outside of scope



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- Client Supply Furniture
- Outside of scope





### 5.4.3 Dropping sills and opening walls between the courtyard and corridor

To maximise the social space area and open it up to provide more flexibility, functionality & improve utilisation.

#### Significance

This is not in an area considered of high significance historically. The corridor has some features which remain, which have been altered significantly over time with lowered ceilings and unsightly services running. The courtyard has undergone numerous changes over time, though some features remain such as the brickwork and windows.

#### Impact

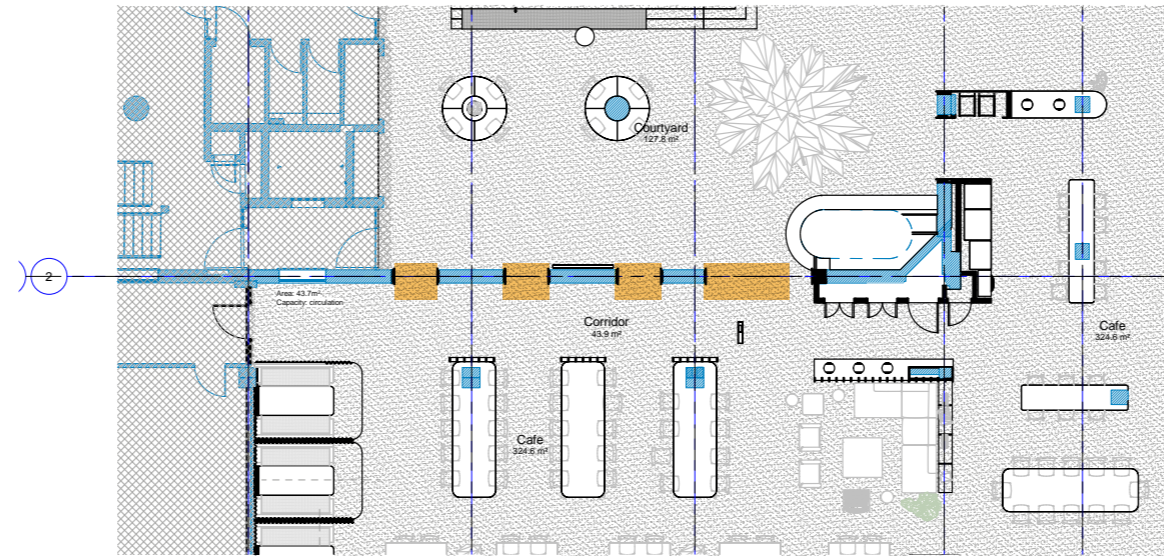
The proposal would require alterations to the windows (removal of panes and frames, lowering of sills, works to the reveals and maybe lintels) in order to create sufficient openings to access the underutilised corridor and rooms behind. It is noted that some of these have already been altered previously so a similar approach will be used to create a more open space. In the corridor, finishes will be changed and there will be alterations to some door openings, joinery and partitions.

#### Justification

This will create additional space for meeting and socialising and create continuity with spaces around. It will also improve this area and allow it to undergo improvements for circulation to the social hub and generate important view points for better visual of the space. It will enhance the area and allow people to gather and socialise more easily.

#### Conclusion

This would be a positive and beneficial change



*For more detailed drawings please refer to RTA's drawing package and following pages.*

Openings made within existing courtyard walls



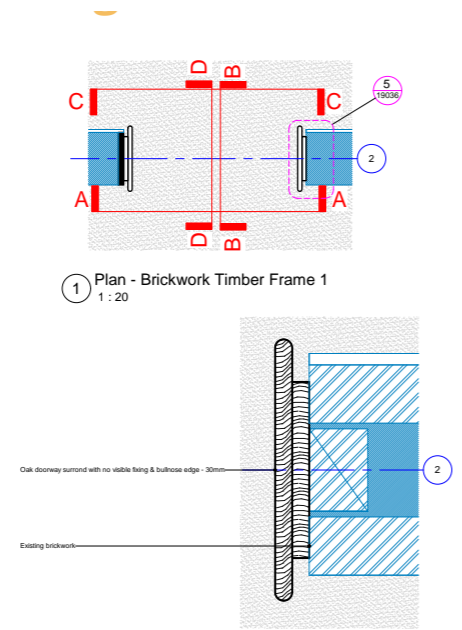
View down steps to courtyard



Existing courtyard windows

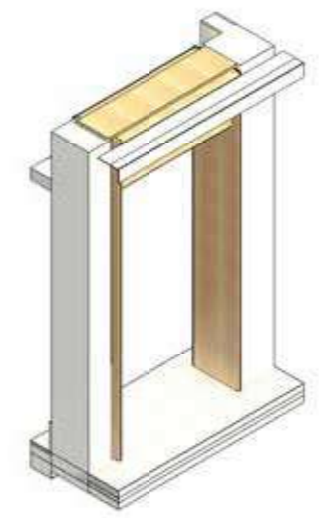


Existing courtyard door

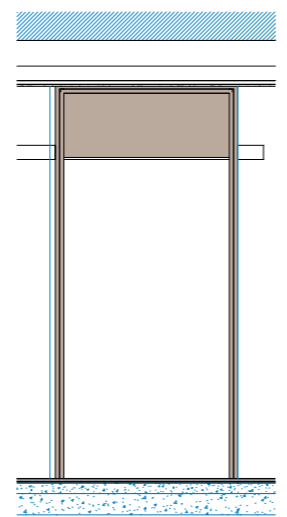


1 Plan - Brickwork Timber Frame 1  
1 : 20

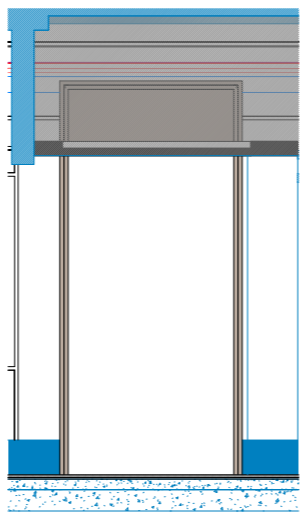
2 Brickwork Timber Frame 1 - Plan Detail  
1 : 5



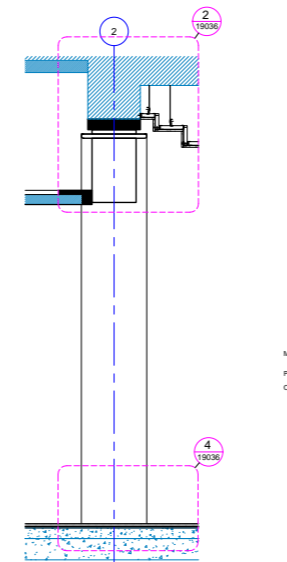
3 AXO - Brickwork Timber Frames



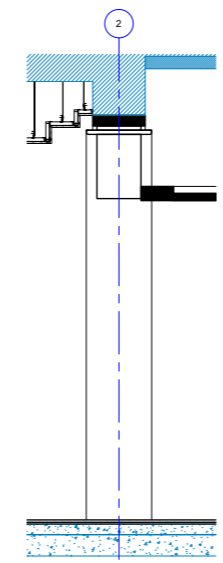
A Brickwork Timber Frame 1 - AA  
1 : 20



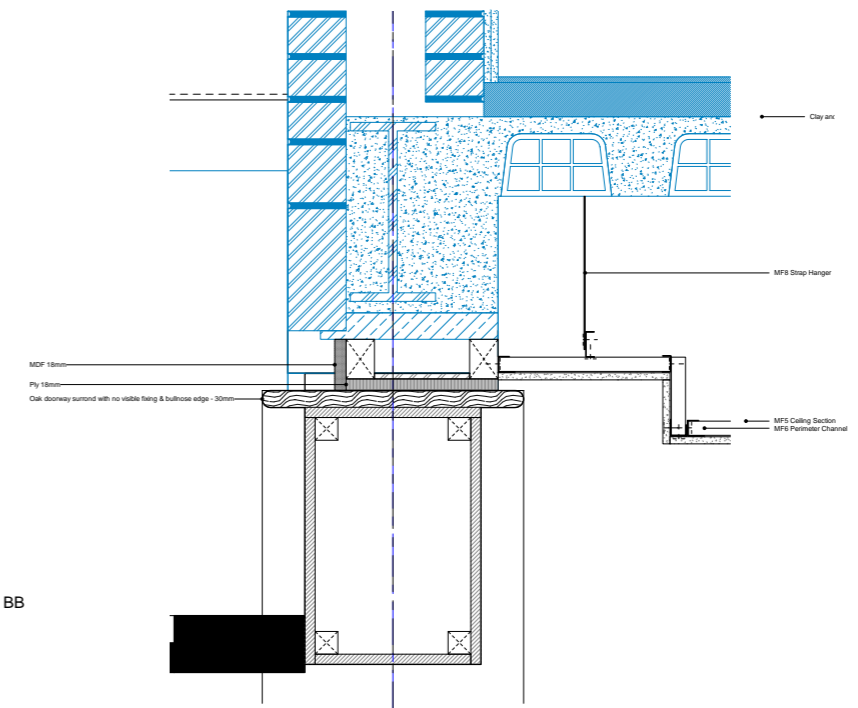
C Brickwork Timber Frame 1 - CC  
1 : 20



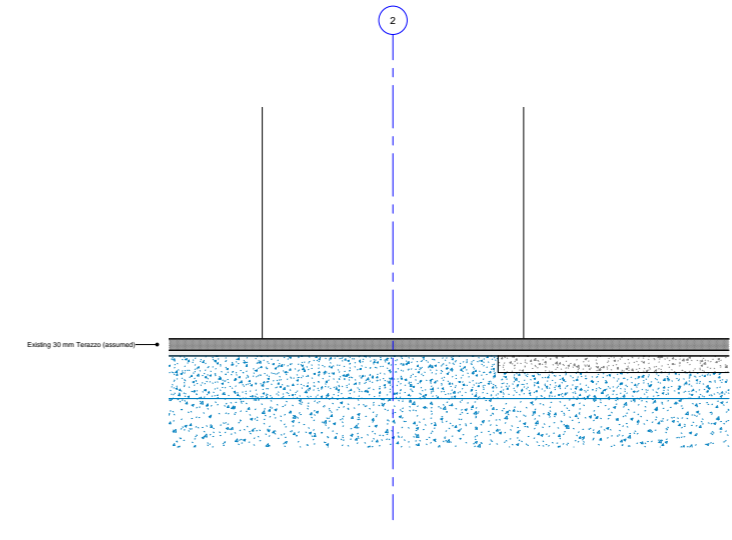
B Brickwork Timber Frame 1 - BB  
1 : 20



D Brickwork Timber Frame 1 - DD  
1 : 20



2 Brickwork Timber Frame 1 - Head Detail  
1 : 5



4 Brickwork Timber Frame 1 - Floor Detail  
1 : 5



#### 5.4.4 Gate within Gower Street Moat

To provide secure access from the lower ground floor and meet security requirements.

##### Significance

This is a significant heritage area as most of the original stone walls and windows are intact, however as it is below street level, it is not clearly visible.

##### Impact

The gate will be made out of a lightweight material, which is separate from the original fabric of the building with fixings carefully considered to have little impact on the stonework. The structure will be reversible.

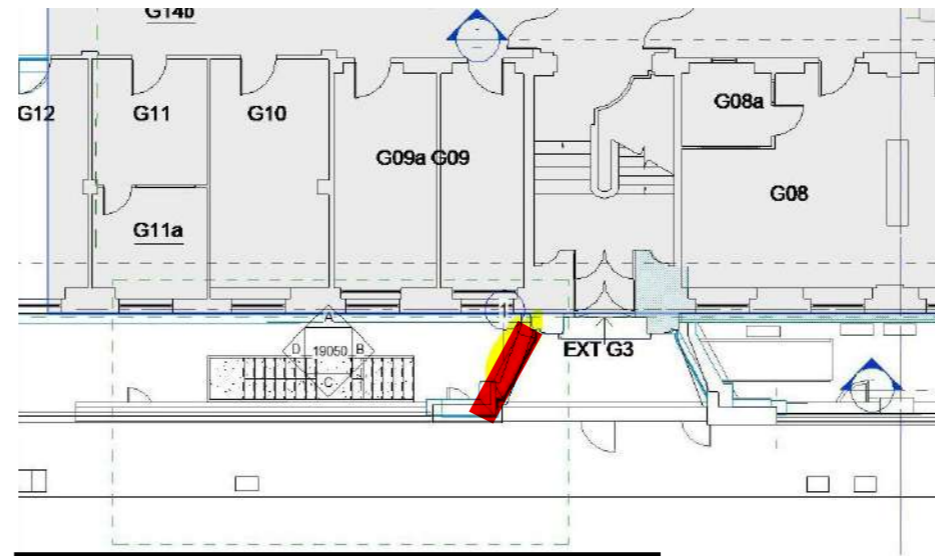
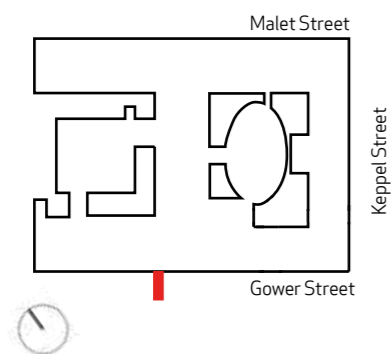
##### Justification

To provide secure access from the social hub as required by the approved documents.

##### Conclusion

This addition will allow the building to be more secure.

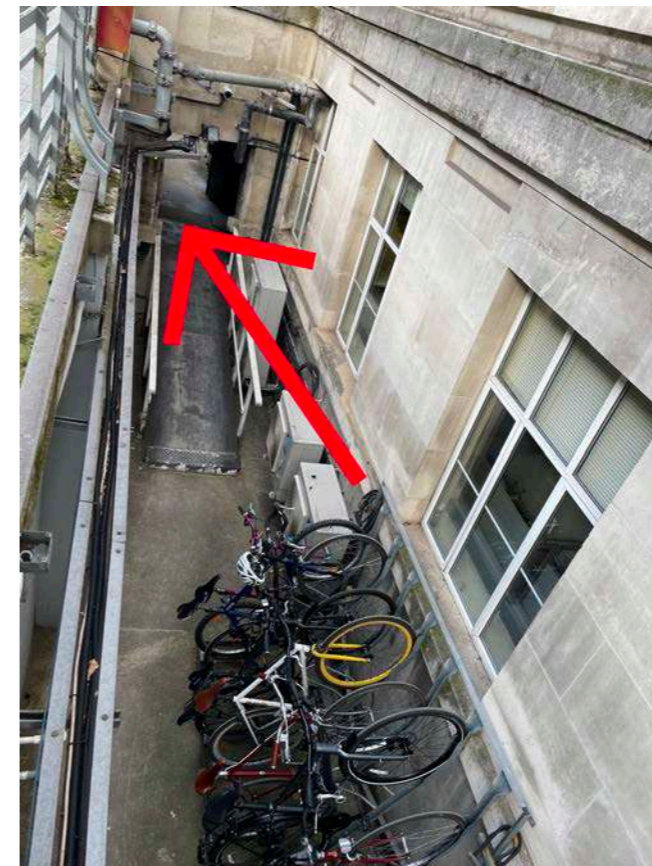
*For more detailed drawings please refer to RTA's drawing package.*



View of Gower Street Moat



View of Gower Street Moat



Location of gate

## 6.0 Policies

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Section 16 of the Act places a statutory duty on the decision maker in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving a building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Act sets out the statutory duty on the decision maker in considering whether to grant planning permission for a development which affects a listed building to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Act sets out the statutory duty imposed on the decision maker in considering whether to grant planning permission for the development within a conservation area, which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

### The NPPF. National Guidance (NPPF)

In considering applications for listed building consent or planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework (2019). At the heart of the Framework is presumption in favour of sustainable development and there are also specific policies relating to the historic environment. The Framework requires local authorities to recognise that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The Framework, in paragraph 189, states that:

*In determining applications, local planning authorities should require an applicant to describe the significance of*

*any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The Framework also, in paragraph 193, requires that local planning authorities, when considering the impact of a proposed development on the significance of a designated heritage asset, should give great weight... to the asset's conservation and that the more important the asset, the greater the weight should be.*

### Harm and public benefit

The NPPF Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to or total loss of significance' of a designated heritage asset, the Framework states, in paragraph 195, that: ... *local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 196, that, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The London Plan (2021) provides further policy and guidance on the way in which heritage assets should be dealt with. Policy HC1 of the London Plan states that *Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

*Paragraph 7.1.7 states that Heritage significance is defined as the archaeological, architectural, artistic or historic interest of a heritage asset. This may be represented in many ways, in an asset's visual attributes, such as form, materials, architectural detail, design and setting, as well as through historic associations between people and a place, and where relevant, the historic relationships between heritage assets. Development that affects heritage assets and their settings should respond positively to the assets' significance, local context and character to protect the contribution that settings make to the assets' significance. In particular, consideration will need to be given to mitigating impacts from development that is not sympathetic in terms of scale, materials, details and form.*

### Bloomsbury Conservation Area Appraisal and Management Strategy

*5.28 Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.*

*5.29 High quality design and high quality execution will be required of all new development at all scales. It will be*

*important that applications contain sufficient information to enable the Council assess the proposals.*

*5.30 Proposals which seek to redevelop those buildings and spaces which are considered to have a negative impact on the special character or the appearance of the Conservation Area with appropriate new development will be encouraged.*

### Response

No harm will come to the Keppel Street LSHTM building or its surroundings as part of the proposal. The existing facade and features will be retained, thus preserving the views along Gower Street and Keppel Street. The new internal layout, whilst preserving the distinctive, helps to enhance the building's potential for optimum viable use in the future. The proposal has reconfigured and rationalised the layout of the building.



## Appendix

### Historic England Listing

#### Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113106

Date first listed: 09-Mar-1982

List Entry Name: LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS

Statutory Address 1: LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS, MALET STREET

#### Location

Statutory Address: LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS, MALET STREET

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 29810 81885

#### Details

CAMDEN

TQ2981NE MALET STREET 798-1/99/1100 (North side) 09/03/82 London School of Hygiene and Tropical Medicine and attached walls and railings

GV II

School of Medicine. 1926-8. By P Morley Horder and V Rees. Steel frame construction, faced with Portland stone. Stripped Classical style. Entrance block to Keppel Street, rest of building laid out to the north in an H-plan. EXTERIOR: 3 storeys and attic. Keppel Street facade 11 windows, the end bays recessed. Return to Malet Street 23 windows, the left hand 3 bays projecting; return to Gower Street 24 windows, the right hand 3 bays projecting. Main entrance square headed and architraved with a central carving of entwined serpents supporting a panel showing Aesculapius in his chariot. Metal framed, square-headed casement windows, those on ground and 1st floor architraved. Entrance block 1st floor windows with metal balconies decorated with gilded tropical insects. Frieze with names of eminent medical scientists set between vestigial pilaster capitals with laurel wreaths. Cornice and blind attic storey above (fenestrated on returns). At the right-hand angle of the entrance block a foundation stone laid by the Rt Hon Neville Chamberlain, 7 July 1926. INTERIOR not inspected. SUBSIDIARY FEATURES: attached stone walls, on returns with plain railings of horizontal bands.

Listing NGR: TQ2981081885



