

Application ref: 2023/1889/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 15 June 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
www.camden.gov.uk/planning

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 Physics Building
Gordon Street
London
WC1E 6BT

Proposal:
Installation of new ACO drain by the entrance door of the Physics Building

Drawing Nos: LB032-SW2207-004, LB032-SW2207-000, LB032-SW2207-001, LB032-SW2207-002, LB032-SW2207-003, LS-LD-BK-159391-R0, LB032 BEAMS Phase 3 Works document, CALC_159391_GD_UCL SW2207 PHYSICS BUILDING CORRIDORS_R0, Optix Surface 1200 Direct - Indirect Medium Output specifications, Optix Surface Accessories specifications, Rubico LED 600 specifications, Saturn lighting specifications, Trade Preambles dated 27th March 2023, marked up photograph pack, Cover letter dated 5th May 2023 and Design and Access Statement dated 5th May 2023.

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: LB032-SW2207-004, LB032-SW2207-000, LB032-SW2207-001, LB032-SW2207-002, LB032-SW2207-003, LS-LD-BK-159391-R0, LB032 BEAMS Phase 3 Works document, CALC_159391_GD_UCL SW2207 PHYSICS BUILDING CORRIDORS_R0, Optix Surface 1200 Direct - Indirect Medium Output specifications, Optix Surface Accessories specifications, Rubico LED 600 specifications, Saturn lighting specifications, Trade Preambles dated 27th March 2023, marked up photograph pack, Cover letter dated 5th May 2023 and Design and Access Statement dated 5th May 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 Physics Building is used for education purposes by University College London (UCL) and is Grade I listed. It forms part of the 'University College (University of London) and attached railings to north and south wings' listing.

Planning permission and listed building consent are sought for a schedule of works to a ground floor corridor to improve the working environment and provide fire safety improvements. The majority of the works relate to internal alterations which are assessed as part of the associated listed building consent (2023/1917/L), with the only external alterations being the installation of a new drainage system by the entrance door. The ACO drain would be installed along an existing channel which appears to be painted concrete and would connect to an existing drainage gully to improve drainage in this area which has been experiencing damp issues.

The proposals have been reviewed by the Council's Conservation Officer who confirms the works would not impact any historic fabric and would result in very limited visual changes to the setting of the listed building. As such, the proposals are acceptable and will preserve the special interest and significance of the listed building. Likewise, the development would preserve the character and appearance of this part of the Bloomsbury Conservation Area.

Due to the location and nature of the proposals, the proposals would not

impact neighbouring amenity by way of loss of outlook, daylight, privacy or noise.

No objections were received prior to the determination of the application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer