

Application ref: 2023/1917/L
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
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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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
UCL Physics Building
Gordon Street
London
WC1E 6BT

Proposal:

Removal and replacement of existing flooring, electrical boxing and servicing, two radiators, lighting, doors, water fountain, and ceiling tiles, blocking up of one door, installation of ACO drain, and the installation of fire safety measures and other related refurbishment works.

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 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: 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: 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.

The replacement metal work/furniture to the doors, the design of the replacement lighting units and the colour of the replacement floor shall either replicate (in the case of original doors) or reflect the architectural character of the existing building.

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 Reasons for granting listed building consent

The UCL Physics Building forms the NE wing of the main UCL Bloomsbury campus buildings, the historic and architectural significance of which is reflected in its statutory listing, Grade I. The Physics Building dates from 1950-52 and was designed by A.E Richardson and E.A.S Houfe. The internal details of the building reflect the post-war utilitarian style that was current at the time of construction.

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 with the only external change being the installation of a new drainage system by the entrance door. A new 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 internal alterations include the following:

- Replacement and levelling of flooring, repairs to damaged floor and installation of new trimming.
- Removal of redundant servicing and electrical boxing and replacement with modern boxing.
- Replacement of two existing radiators and covers.
- Blocking up of one door, replacement of doors to two rooms, upgrade and repairs to heritage doors within the lobby, and upgrade of door closes and fire/smoke seals.
- Replacement of existing water fountain.
- Replacement of existing metal ceiling tiles and new LED lighting.
- Removal of general and emergency lighting and installation of new LED strip lighting and emergency lighting within suspended ceilings.
- Redecoration of walls and ceilings and replacement of pigeon holes with display cabinet and standing laptop desks.
- Renewal of directional and door signage.

The proposals have been reviewed by the Council's Conservation Officer who confirms the internal works involve areas that have already seen a fair amount of alteration to the internal layout and fabric. Any fabric to be removed is a modern addition, and the refurbishment works would utilise existing fixtures and fitting and provide like for like replacements where possible. New installations such as lighting would be installed to the suspended ceiling and as such would not impact historic fabric

The proposed works would not result in further harm to the architectural significance of the listed building, and in some instances would result in repairs and restoration of historic fabric such as the repairs to the lobby doors. The external drain 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.

No objections were received prior to the determination of the application. Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State.

The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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

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

Daniel Pope
Chief Planning Officer