



**GERALDEVE**  
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street  
London W1T 3JJ  
Tel. +44 (0)20 7493 3338  
[geraldev.com](http://geraldev.com)

Planning and Development  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

**Our ref: LEO/SNE/HSC/U0022870**

**Your ref: PP-11995076**

30 June 2023

Dear Sir/ Madam

**Town and Country Planning Act 1990 (as amended)**  
**Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)**  
**Kathleen Lonsdale Building, Gower Place, Bloomsbury, Camden, WC1E 6BT**  
**Applications for Full Planning Permission and Listed Building Consent**

On behalf of our client, University College London, we write to submit an application for full planning permission and listed building consent for the installation of new gas supply pipework, new gas cylinder cages and other associated works to the rear of the Kathleen Lonsdale Building, Gower Place, Bloomsbury, Camden, WC1E 6BT.

Full Planning Permission is sought for:

***“Installation of new external gas supply pipework, gas cylinder cages, alterations to the landing, step and lightwell and a new metal ramp, railing, and other associated works to the rear of the building.”***

Listed Building Consent is sought for:

***“Installation of new external and internal gas supply pipework, gas cylinder cages, alterations to the landing, step and lightwell and a new metal ram, railing, and other associated works to the rear of the building.”***

## **Background**

The Kathleen Lonsdale Building is located on Gower Place and is situated north-west of the main UCL Bloomsbury Campus. The site is currently used for educational purposes by University College London (UCL).

The Site is designated on the Council's Policy Map as within the Bloomsbury Conservation Area. The Kathleen Lonsdale Building is a Grade II Listed Building (Listing no: 1322169). There are also several other listed buildings nearby.

The Site has a PTAL rating of 6b owing to its proximity to Euston Square underground station. Russell Square and Euston underground, overground and railway stations are also within a short walking distance. There

are also a number of bus routes serving the area.

## **Planning History**

From a review of the Council's online planning register, we have provided a summary of the relevant planning applications relating to 'The Site'.

On 08 July 2020, Full Planning Permission (ref. 2020/2136/P) was granted for **"Installation of 7 x condensing units to replace 2 x existing units within the front lightwell and associated works."**

On 08 July 2020, Listed Building Consent (ref. 2020/2185/L) was granted for **"Installation of 7 x condensing units to replace 2 x existing units within the front lightwell and the refurbishment of the associated 5 x Cold Rooms at basement level, and associated works."**

On 20 May 2020, Listed Building Consent (ref. 2020/2009/L) was granted for **"Creation of a new opening and associated works between the Data Centre and the Lift Motor Room within the basement of the Kathleen Lonsdale Building."**

On 23 January 2019, Listed Building Consent (ref. 2018/5372/L) was granted for **"Repairs to the stone facade of the Kathleen Lonsdale Building."**

On 08 November 2018, Listed Building Consent (ref. 2018/3276/L) was granted for **"Repair and maintenance of the external envelope of the Kathleen Lonsdale Building UCL."**

On 29 July 2016, Full Planning Permission (ref. 2016/2577/P) was granted for **"Erection of rear extension to create lobby for GMP Lab; replacement doors; installation of double glazing to rear windows; alterations to louvres and flues and installation of plant."**

On 29 July 2016, Listed Building Consent (ref. 2016/2764/L) was granted for **"Reconfiguration and alteration of internal layouts; the erection of rear extension to create lobby for GMP Lab; replacement doors; installation of double glazing to rear windows; alterations to louvres and flues; and installation of plant."**

On 01 October 2015, Full Planning Permission (ref. 2015/4349/P) was granted for **"Amendment of planning permission 2014/7223/P granted 28/01/2015 for 'replacement of plant & machinery, new flues & louvres' namely for erection of 4 flues at 3rd floor and 1x flue at ground floor on rear elevation."**

On 01 October 2015, Listed Building Consent (ref. 2015/4931/L) was granted for **"Erection of 4 flues at 3rd floor and 1x flue at ground floor on rear elevation."**

On 01 October 2015, Full Planning Permission (ref. 2015/4348/P) and Listed Building Consent (ref. 2015/4924/L) was granted for **"Erection of rear extension to create lobby for GMP Lab, with associated gas enclosure, at west end of basement level."**

On 28 January 2015, Full Planning Permission (ref. 2014/7223/P) was granted for **"Replacement of plant & machinery, new flues & louvres, replacement of external entrance doors, installation of double glazing to rear windows."**

On 28 January 2015, Listed Building Consent (ref. 2014/7310/L) was granted for **“Alterations in connection with the replacement of plant & machinery, new flues & louvres, replacement of external entrance doors, installation of double glazing to rear windows, including internal alterations to entrance hall security desk, creation of new student hub, reconfiguration of internal layouts involving various alterations to doors, partitions & joinery.”**

On 26 May 2009, Full Planning Permission (ref. 2009/1667/P) and Listed Building Consent (ref. 2009/1723/L) was granted for **“Installation of a louvered metal mesh screen to enclose existing generator located at rear of site”**

On 27 June 2007, Full Planning Permission (ref. 2007/1914/P) and Listed Building Consent (ref. 2007/1917/L) was granted for **“Alteration to existing rear window to provide new fire door to rear and installation of replacement external condensers for air conditioning to existing university building (Class D1).”**

On 16 January 1998, Full Planning Permission (ref. PS9705129) and Listed Building Consent (ref. LS9705130) for **“the erection of a dormer extension at roof level in connection with the installation of additional plant and duct work, together with internal rearrangement of rooms and laboratories, as shown by drawing numbers 992/10, 992/12, 992/15 & 992/16.”**

On 21 October 1994, Full Planning Permission (ref. 9401289) was granted for **“The erection of two chiller units in place of the two cooling towers on the roof of the rear elevation together with the widening of an existing dormer to the roof top plant room. as shown on drawings numbered 980/0.S 980/2 980/3 980/12C and 980/9.”**

On 21 October 1994, Listed Building Consent (ref. 9470255) was granted for **“The erection of two chiller units in place of two cooling towers on the roof of the rear elevation together with the widening of an existing dormer to the roof top plant room and a new lift and alterations to layout of third floor. as shown on drawings numbered 980/0.S 980/2 980/3 980/12C and 980/9.”**

On 23 April 1991, Full Planning Permission (ref. 9000522) was granted for **“Construction of a single storey waste chemical store at the rear of the building as shown on drawing numbers 1/101/6 1/101/7 and 900/08/2.”**

On 23 April 1991, Listed Building Consent (ref. 9070189) was granted for **“Removal of rear access stair/store and erection of a single storey waste chemical store as shown on drawing numbers 1/101/6 1/101/7 and 900/08/2.”**

On 08 May 1986, Full Planning Permission (ref. 8500530) was granted for **“The erection of two extract ducts to the rear of the property. As shown on drawing no: 345/E1.”**

On 27 February 1985, Listed Building Consent (ref. 8570016) was granted for **“Alterations to seven rooms in the ground floor and basement for use by the Geology Department including the provision of three extractor hood units and associated duct work to roof level. (As shown on drawings numbered 345 L1 L2A L3A & E1).”**

The planning history above is extensive and demonstrates a number of additions and alterations have been made to the building over previous decades.

## Proposals

A schedule of internal and external works is proposed to the rear of the Kathleen Lonsdale Building at ground floor level. Internally, the works involve the installation of new gas pipework in existing laboratory rooms. Externally, the works consist of the installation of new pipework, new external gas cylinder cages, new hand railings, alterations to the landing, step and lightwell and a new metal ramp.

These works are required to allow for gas cylinders currently used by the occupiers of the building to be stored externally, for health & safety reasons. By locating the gas cylinders outside, this leads to a requirement for storage cages, and pipework, to accommodate the cylinders and associated transport of the gas into the building. Minor amendments are also proposed to a step to the rear of the building, to a ramp, to allow for appropriate delivery of the cylinders to the associated storage cages.

For ease of reference, a summary of the proposed works has been listed below. More details can be found in the supporting drawings, and schedule of works, prepared by Porter Raper.

### *Internal works:*

1. New internal gas supply pipework leading from the gas cylinders cages to the laboratories where gas is required, this includes rooms OB09, OB12 and B22;

### *External works:*

1. New external gas supply pipework to the rear of the building leading into the laboratories where gas is required, this includes rooms OB09, OB12 and B22;
2. Three new gas cylinder cages to the rear of the building;
  - The 4-cylinder cage will supply rooms OB09 and OB12;
  - The 2-cylinder gas cage supply room B22; and
  - The 3-cylinder storage cage will store spare gas cylinder bottles with no pipework connections proposed;
3. New handrail and balustrade to the rear of the building to match the base of the ramp; and
4. A section of the existing concrete ramp and lightwell will be replaced with concrete and the installation of a new metal ramp.

The new cylinder cages would be painted steel with mesh doors and a sloping roof. Parts of the external pipework will sit within powder coated black cable trays and be fixed to the brickwork using new fixing brackets whilst other areas of pipework would be fitted directly to the wall using stainless steel mounting brackets. No existing fixtures and fittings are being removed, as part of the proposed works and where possible these will be utilised. The proposed external pipework has been routed to minimise any visual impacts by following existing service routes, where possible.

The internal pipework is proposed to be hidden above the suspended ceiling and all rooms will be provided with gas monitoring equipment. The internal pipework has been routed to minimise any visual impacts and ensure safety within the laboratories.

The remodelling of the bottom of the ramp and concrete step leading from the service road to the lightwell will allow deliveries / removals of the gas cylinders to and from the new cylinder cages.

### **Local Development Framework**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and applications for listed building consent to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: The London Plan (2021) and the Camden Local Plan (2017).

Camden also have several adopted Planning Guidance documents which are also a material consideration.

The National Planning Policy Framework (2021) is a material consideration.

### **Statutory Legislation**

Statute regarding the heritage environment is relevant to this application. Both the site's historic fabric and the surrounding environment have been carefully considered in the development of the proposals having regard for the statutory legislation set out below.

Section 16 of Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent, special regard shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **National Planning Policy Framework**

Under paragraph 194 of the NPPF, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting.

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and

- The desirability of new development making a positive contribution to local character and distinctiveness.

Where a development proposal will lead to a less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 202).

## **Planning Assessment**

### Design and Heritage

Policy D1 of the Local Plan sets out that the Council will seek to secure high quality design that, amongst other things, respects local context and character and preserves or enhances the historic environment and heritage assets.

Policy D2 of the Local Plan sets out that the Council will seek to preserve and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, especially the conservation areas and listed buildings. To maintain the character of Camden's conservation areas, the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist development that would cause harm to the significance of a listed building through an effect on its setting or would cause harm to its special architectural and historical interest.

The proposed works seek to enhance UCL's facilities through improving operational efficiency and safety measures at the Grade II Kathleen Lonsdale Building which falls within Bloomsbury Conservation Area.

To assess the impact of the proposals on the significance of the listed building, and the conservation area, a Heritage Assessment has been submitted, prepared by Gerald Eve, and appended to this Cover Letter. In summary, the works to the interior and exterior of the listed building are considered limited in nature and are undertaken on parts of the building which are considered to be of less significance. In addition, the proposed exterior works are to take place to the rear of the building where they will not be readily visible and would be read in-line with the existing servicing arrangements.

Overall, the proposed works would preserve the significance of the listed building and the character and appearance of the Bloomsbury Conservation Area. The proposed works are therefore considered to be in full accordance with the Local Plan Policy D1 and D2, as well as relevant national policy. Furthermore, the works would meet the statutory test of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### Educational use

Local Plan Policy C2 states that Camden will support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK.

The installation of new gas supply pipework and a new cylinder cage stores for the Kathleen Lonsdale Building will improve the safety of the laboratories, assist in providing fit-for-purpose teaching spaces which meet the current requirements of students and staff of the university. The proposed works will enhance the

existing educational use, whilst ensuring the safety of students within the Kathleen Lonsdale Building. Therefore, the proposal therefore complies with Local Plan Policy C2.

## **Conclusion**

The proposed works are required to improve safety and efficiency within the laboratories at the Kathleen Lonsdale Building. The proposed works are considered to be sensitive to the heritage asset and have sought to avoid impacting any historic fabric. The proposal is also limited to the rear of the Kathleen Lonsdale Building so there would be no change in the impact on the character and appearance of the wider Conservation Area.

Therefore, we consider that the proposal is in accordance with the Development Plan and should be determined positively without delay.

## **Application Enclosures**

As part of the submission on the Planning Portal, we enclose the following documents:

- Application Form, prepared by Gerald Eve;
- Covering Letter, and appended Heritage Assessment, prepared by Gerald Eve LLP;
- Community Infrastructure Levy Form, prepared by Gerald Eve LLP;
- Design and Access Statement, prepared by Gerald Eve;
- Drawings;
  - Site Location Plan (ref. LB032-SW2215 - KLB-100);
  - Proposed Basement Floor Plan (ref. LB032-SW2215 - KLB-001);
  - Proposed BOC Three Cylinder Cage (ref. LB032-SW2215 - KLB-002);
  - Proposed BOC Six and Two Cylinder Cage (ref. LB032-SW2215 - KLB-003);
  - Proposed Ramp Hand Rail (ref. LB032-SW2215 - KLB-004);
  - Existing Rear Elevation (ref. LB032-SW2215 - KLB-101);
  - Proposed Rear Elevation (ref. LB032-SW2215 - KLB-102);
  - Proposed Basement Floor Plan and Two and Four Cylinder Cage (ref. LB032-SW2215 - KLB-104);
- Proposed External Gas Supplies to Chemistry Laboratories (ref. UCL KLB External Gas Supply - Option 3);
- Photographs with Annotations;
  - Room B22 – Internal;
  - Room OB09 – Internal;
  - Room OB12 – Internal;
- Schedule of Works (ref. SW2215 KLB Specialist Gas Supply - SOW REV1); and
- SW2215 UCL Kathleen Lonsdale Building - Specialist Gas Supply NBS Specification (13-03-2023).

The application fee of £234.00 (including £64.00 Planning Portal fee) has been paid via Planning Portal.

Should you have any questions, please do not hesitate to contact Sam Neal (0203 486 3312) or Hannah Scott (0207 518 7271) of this office.

We look forward to hearing from you shortly.

Yours faithfully,

*Gerald Eve LLP*

**Gerald Eve LLP**



**Kathleen Lonsdale Building – Gas Pipeworks Project  
Heritage Assessment**

**Introduction**

1. On behalf of UCL, Gerald Eve has prepared a Heritage Assessment to accompany the planning and listed building consent application relating to the installation of new gas supply pipework, new gas cylinder cages and other associated works to the rear of the Kathleen Lonsdale Building, Gower Place, Bloomsbury, Camden, WC1E 6BT.
2. The Heritage Assessment identifies the significance of those parts of building where the proposed works are taking place, a summary of the proposals, and an assessment of how the proposals impact the heritage significance of the asset as a whole. The assessment also considers the effect of the proposals on the Bloomsbury Conservation Area.

**Statutory Framework**

3. The statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to this application. Both the building's fabric and setting have been considered in the development of the proposals having regard to the legislation set out below.
4. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent, special regard shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
5. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.
6. Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

**Planning Policy Context**

7. Under paragraph 194 of the NPPF, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
8. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 202).
  9. Policy D1 of the Local Plan sets out that the Council will seek to secure high quality design that, amongst other things, respects local context and character and preserves or enhances the historic environment and heritage assets.
  10. Policy D2 of the Local Plan sets out that the Council will seek to preserve and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, especially the conservation areas and listed buildings. To maintain the character of Camden's conservation areas, the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist development that would cause harm to the significance of a listed building through an effect on its setting or would cause harm to its special architectural and historical interest.

### Assessment of Significance

11. The Kathleen Lonsdale Building is a Grade II listed building located along Gower Place in the London Borough of Camden.
12. The building was listed in 1974 (List Entry: 1322169) with the following list description:

"University chemistry laboratory. 1912-13. By FM Simpson. Stone facade with later slate mansard roof and dormers. 2 main storeys, attic and basement. Symmetrical facade in modified Neo-Greek style with projecting end and central bays; fenestration 2:8:3:8:3. Main pedimented entrance distyle-in-antis with columns (Tower of Winds capitals) rising through ground to 1st floor and supporting an entablature inscribed "ANNO DOMI MCMXIII UNIVERSITY OF LONDON UNIV COLL", beneath which paterae. Double flight of steps to architrave doorway with console brackets carrying pediment. Flanking bays with shallow pilasters, rising from rusticated basement podium, between window bays and carrying a simplified entablature. Recessed metal transom and mullion windows, the 1st floor

with lugged aprons enriched with paterae. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and stone wall to areas with candelabra of box form flanking entrance steps. The buildings around the quadrangle of University College form a group. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 87-90)."

13. The works proposed are located along the rear elevation of the building, and internally within three laboratory rooms at basement level.
14. The rear elevation of the building comprises a simple brick façade with no ornate features and includes a number of more modern servicing installations (pipes/gutters etc.). Having regard to the asset as a whole, the rear elevation of the building is considered to be of lesser significance.
15. The three basement laboratory rooms have been subject to significant alterations over the years including the addition of partition walls, suspended ceilings and a variety of modern trunkings and fixtures. The exposed elements of original brickwork have been painted. Overall, the three rooms are considered to be of low significance.
16. The site is also located within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.
17. The Site falls within Sub-Area 3 (University of London/British Museum) of the Conservation Area designation. It is noted in the Bloomsbury Conservation Area Appraisal (2011) that the area comprises of a number of institutional buildings, with Gower Place having particular reference to the UCL Chemistry Building (this Site) as a defining frontage along the street. By contrast, the rear elevation of the building and the adjacent service yard make a negligible contribution to the character and appearance of the Conservation Area.

### **The Proposals and their Impact on Significance**

18. A schedule of internal and external works is proposed to the rear of the Kathleen Lonsdale Building at ground floor level. Internally, the works involve the installation of new gas pipework in three laboratory rooms. Externally, the works consist of the installation of new pipework, new external gas cylinder cages, new hand railings, alterations to the landing, step and lightwell and a new metal ramp.
19. For ease of reference, a summary of the proposed works has been listed below. More details can be found in the supporting covering letter, prepared by Gerald Eve, and drawings, and schedule of works, prepared by Porter Raper.

**Internal works:**

- New internal gas supply pipework leading from the gas cylinders cages to the laboratories where gas is required, this includes rooms OB09, OB12 and B22;

**External works:**

- New external gas supply pipework to the rear of the building leading into the laboratories where gas is required, this includes rooms OB09, OB12 and B22;
  - Three new gas cylinder cages to the rear of the building; - The 4-cylinder cage will supply rooms OB09 and OB12; - The 2-cylinder gas cage supply room B22; and - The 3-cylinder storage cage will store spare gas cylinder bottles with no pipework connections proposed;
  - New handrail and balustrade to the rear of the building to match the base of the ramp; and
  - A section of the existing concrete ramp and lightwell will be replaced with concrete and the installation of a new metal ramp.
20. The proposed works seek to enhance UCL's facilities through improving operational efficiency and safety measures at the Grade II Kathleen Lonsdale Building which falls within the Bloomsbury Conservation Area. The proposed works have very minimal impact on the appearance of the building's interior and exterior.
21. **Works to the exterior of the building** - The proposed works seek to utilise existing fittings where possible however new fixings are proposed to the rear of the building to allow the pipework to sit in place. The location of the new external pipework has been the subject pre-application discussions and the route presented is the most direct with least visual impact as the pipework sits above the window frame. A new ramp and handrail are proposed which will be read in-line with the existing steps and handrail. Given the level of significance of the rear elevation of the building, the proposed works are not considered to cause harm to the significance of the asset as a whole.
22. **Works to the interior of the building** - The internal pipework is proposed to be hidden in suspended ceilings to ensure it is not visible and does not harm any historic fabric. Any visibility of pipework as it feeds to the relevant access points will be read in line with existing servicing. All works proposed will be reversible. Given the level of significance of the interior of the three laboratory rooms, the proposed works are not considered to impact significance and cause harm.
23. **Works within the Conservation Area** – Works located within the interior of the building will not be visible externally. The external proposals are limited to the rear of the Kathleen Lonsdale Building

## Heritage Assessment

---

where there will not be readily visible. In addition, any of the external proposed works would be read in-line with the existing servicing arrangements that have been installed to the rear of the building. Given the nature of the works and their location, they are considered to preserve the character and appearance of the Conservation Area.

24. Overall, the proposed works would preserve the significance of the listed building and the character and appearance of the Bloomsbury Conservation Area. Therefore, they are considered to be in accordance with the Local Plan Policies D1 and D2, as well as relevant national policy relating to the historic environment. Furthermore, the applications would satisfy the statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.