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London Borough of Camden
Planning Services
5 Pancras Square
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FAO: Laura Dorbeck

Our ref: LEO/LHA/SOTH/U0022020
Your ref: PP-11897525

05 July 2023

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Deafness, Cognition and Language (DCAL) Research Centre, 49 Gordon Square, London, WC1H 0PD
Application for Full Planning Permission and Listed Building Consent

We write on behalf of our client, University College London ('UCL') (the 'Applicant'), to submit an application for planning permission and listed building consent in respect of both internal and external works at the Deafness, Cognition and Language (DCAL) Research Centre, 49 Gordon Square, London, WC1H 0PD (the 'Site').

Full Planning Permission is sought for:

"Installation of two condenser units and associated timber screen in the rear courtyard, and replacement of two ventilation grilles on the rear elevation of the building."

Listed Building Consent is sought for:

"Installation of new internal partition wall and new opening in existing partition wall to subdivide a basement laboratory space; new internal partition wall and glazed screen to subdivide ground floor reception area; infill of hatch; new heat recovery unit; internal A/C units; new AV screen; overhaul of sash windows; new tea point at ground floor; new WC sanitaryware, vanity units, cubicles and associated works at basement and third floor; removal and replacement of existing suspended ceilings, flooring, lighting; and other internal related refurbishment and redecoration works; and external works including: installation of two condenser units and associated timber screen in the rear courtyard; replacement of two ventilation grilles on the rear elevation of the building; and associated works."

Site and Surroundings

The Site forms part of a terrace row and is located to the east of Gordon Square. The rear of the property backs on to Connaught Hall; student halls residence. The use of the building is educational (previously Class D1, now Class F1) and is occupied by the Deafness, Cognition and Language (DCAL) Research Centre.

The Site is Grade II listed. It is listed under the following entry '*Numbers 47 to 53 and attached railings to areas and wall to number 45 Tavistock Square screen wall linking number 53 Gordon Square and number 45 Tavistock Square*' (ref.

1113034). It is also located within Bloomsbury Conservation Area and within a Protected Vista: Greenwich Park Wolfe statue to St Paul's Cathedral.

Surrounding buildings are predominantly educational and form part of the wider UCL campus.

The Site has a Public Transport Accessibility Level (PTAL) of 6b (excellent). 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.

Relevant 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 06 May 1999, an application (ref. LS9904441) was submitted for the **"Partial demolition of works to include relocation of ground floor window, new ground floor toilets, third/fourth floor stair replaced, and formation of new openings, (Plans submitted)."** This application was withdrawn and no information remains on Camden's public portal.

On 20 October 1988, a listed building consent application (ref. 8870135) was approved for the **"Internal alterations in the buildings as shown on drawings CA/1020-25."**

On 07 August 1972, a listed building consent application (ref. HB419) was approved for the **"Internal alterations at 49-52, Gordon Square, W.C.1. including the formation of openings between numbers 49 and 50, and 51 and 52."**

On 01 December 1970, a listed building consent application (ref. HB230) was approved for the **"New door opening on the second floor between Nos 49 & 50 Gordon Square, Camden."**

On 08 August 1956, a planning application (ref. TP79478/08/06/56) was approved for the **"Use of basement, ground, first, second and third floors of No.49, Gordon Square, St. Pancras, for university purposes."**

Background and Proposals

The proposals seek to provide an improved working environment for UCL staff and students of 49 Gordon Square through the refurbishment, re-decoration and reconfiguration of spaces within the building which are outdated, in poor condition or are not functioning efficiently to meet modern standards and needs. These spaces include the laboratory rooms and office room at basement level, the ground floor reception room and office room, and the WC's at basement and third floor.

The majority of works proposed relate to the internal fabric of the building, however, external works including the installation of two condenser units and replacement ventilation grilles to the rear of the building are also proposed. As such, planning permission and listed building consent is sought for the proposed refurbishment and reconfiguration works to 49 Gordon Square.

A summary of the proposed external and internal works are set out below for ease. More details can be found in the supporting drawings, schedule of works document and photographs schedule, prepared by Kendall Kingscott.

External Alterations

- Installation of two floor mounted heat pump condenser units at basement level with timber screening for concealment;
- Replacement of three window panes at basement level serving B91 WC;
- Removal of vent in WC window, at basement level serving B91 WC; and
- Installation of two external ventilation grilles in the same place as existing grilles, at basement level serving B91 WC.

Internal Alterations

As well as the external works set out above, listed building consent is sought for the following internal alterations summarised below by each relevant room and floor of the building:

Basement floor

Room B01 Laboratory

- Replacement of suspended ceiling;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- Removal of floor covering and skirting and install new carpet floor covering;
- Installation of ceiling mounted heat recovery unit and associated works;
- Installation of high level boxing to cover ductwork and pipework under beam between B01 and B02;
- Installation of air conditioning unit on wall to serve B01;
- Removal of redundant shelving, benching, equipment and furniture; and
- General re-decoration to walls.

Room B02 Laboratory

- Divide B02 into two laboratory rooms (B02 and B02A) with new partition wall;
- Removal of section of lightweight partition wall and skirting to form new opening into B02A;
- Installation of new carpet floor covering;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- Installation of air conditioning unit to serve B02A;
- Installation of high level boxing to cover ductwork and pipework under beam between B01 and B02 (see above);
- Overhaul sash window; and
- General re-decoration to walls.

Room B03 Office

- Removal of floor covering and installation of new carpet floor covering;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- Removal of redundant shelving, benching, equipment and furniture;
- Overhaul sash window; and
- General re-decoration to walls.

Room B96 Lobby to B02 and B03

- Removal of floor covering and installation of new carpet floor covering;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- Removal of section of lightweight partition wall and skirting to form new opening into B02A (see above); and
- General re-decoration to walls.

Room B92 WC Lobby

- Removal of floor covering and installation of new carpet floor covering; and
- General re-decoration to walls.

Room B91 WC

- Removal of floor covering and installation of new vinyl floor covering;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- New wall tiles;
- Plaster repairs;
- Replacement of sanitaryware and vanity units;
- Installation of associated works including hand dryers, coat hooks, mirror;
- Installation of new stud partition walls;
- Replacement three window panes and two ventilation grilles, with removal of one ventilation grille; and
- General re-decoration to walls.

Ground floor

Room G01 Reception

- Removal of floor covering and installation of new carpet floor covering;
- Installation of new Thorlux light fittings;
- Removal of redundant shelving, benching, equipment and furniture;
- Installation of internal partition wall, partially glazed;
- New fire door;
- Installation of AV screen and associated trunking;
- Infilling of window hatch to corridor;
- Installation of door access control and intercom and associated works;
- Plaster patch repairs;
- Overhaul of sash windows;
- Installation of storage units, pigeon hole, notice board and window blinds; and
- General re-decoration to walls.

Room G02 Office

- Installation of tea point in existing office space;
- Removal of existing floor covering and associated skirtings and installation of tiles;
- Replacement lighting;
- Installation of tea point units, storage cupboards and worktops and associated works;
- Overhaul of sash windows;
- Installation of window blinds; and
- General re-decoration to walls.

Third Floor

Room 399 WC

- Replacement of redundant sanitaryware, vanity unit and cubicles;
- Removal of floor coverings and associated skirtings and installation of new vinyl floor covering;
- Removal of door leaf and installation of new fire rated door set;
- Installation of boxing with removal panels to conceal pipework and adjacent to vanity unit;
- New ceiling mounted extractor fan;
- New Thorlux light fittings;
- New wall tiling;
- Installation of associated works including hand dryers, coat hooks and mirror; and
- General re-decoration to walls.

Planning Policy Context

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicated otherwise.

The London Borough of Camden's Local Development Framework comprises The London Plan (2021), and the Camden Local Plan (2017).

Whilst not forming part of the Statutory Development Plan, the following documents remain important material considerations.

- National Planning Policy Framework (NPPF) (2021);
- National Planning Practice Guidance (NPPG) (as amended); and
- London Borough of Camden's Supplementary Planning Documents.

Legislative Framework

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. The Framework goes on to state under paragraph 202 that 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.

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

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character.

Camden's Local Plan Policy D2 states that the Council will 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.

Paragraph 7.13 of the Local Plan states that building services equipment, such as air cooling, heating, ventilation, and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position.

The general purpose of the proposal is to provide an improved working environment for UCL staff and students of 49 Gordon Square through the refurbishment, re-decoration and reconfiguration of spaces in the building which are outdated, in poor condition or are not functioning efficiently to meet modern standards and the needs of the occupiers.

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 proposals would preserve the significance of the listed building. Improvements to the building will be made through the removal of later additions and outdated elements, as well as repair works which will be undertaken. Should the Council consider that the proposed works would lead to any degree of less than substantial harm, we would note the importance of the work in sustaining the building in viable use and the wider benefits to education and operational efficiency in this instance.

Overall, the proposed works would preserve the significance of the listed building and the character and appearance of the Bloomsbury Conservation Area. 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.

Amenity

Policy A1 of Camden's Local Plan sets out that the Council will seek to ensure that the quality of life occupiers and neighbours are protected from the impact of development. The relevant factors considered include noise and vibration levels, and odour, fumes, and dust.

Policy A4 of Camden's Local Plan sets out that the Council will seek to ensure that noise and vibration is controlled and managed. The Council state that permission will only be granted for noise generating development, including any plant and machinery, where it can be operated without causing harm to amenity.

A supporting Noise Impact Assessment, prepared by Environmental Equipment Corporation Ltd, has been submitted which assesses the potential noise impact of the proposed plant at the 49 Gordon Square on the closest existing residential receptors. The noise assessment has been conducted in accordance with the policies and requirements of Camden Borough Council (LBC) and sets plant noise limits in accordance with LBC policies and predicts noise impacts at the worst affected noise sensitive receptors.

Plant noise limits have been set based on the methodology contained in BS4142, the results of a background noise survey and the requirements of Camden Council, to control the noise from the proposed plant items. The noise limit has been set 10 dB below the lowest measured background noise level. Predictions have shown that the noise criterion is met at all assessment locations during all periods of the plant items proposed operation.

The Noise Impact Assessment concludes that noise does not pose a material constraint to the operation of the condenser units. The predicted noise levels would be below the level at which no effects are observed to occur, the 'No Observed Effect Level' (NOEL). As such, the proposals therefore comply with Policy A1 and A4 of Camden's Local Plan.

Overheating

Policy CC2 of Camden's Local Plan sets out that the Council will seek to ensure that development is resilient to climate change. The Council states that all development should adopt appropriate climate change adaptation measures such as measures to reduce the impact of overheating, including application of the cooling hierarchy, as set out in Policy CC2(d).

An Overheating Assessment, prepared by Kendall Kingscott supports this application as active cooling is proposed in relation to the refurbishment of two lab spaces in the basement of the building.

The existing system includes heating by means of radiators and ventilation to the larger of the two lab spaces by a ceiling mounted heat recovery unit. It is proposed to upgrade the system to provide ceiling mounted heat recovery unit to serve both spaces and to replace the radiators with DX heating and comfort cooling. The lab spaces are fully internal and do not include any opening windows. Mechanical ventilation is provided here.

Whilst consideration has been given to the cooling hierarchy in the development of the proposals, as set out in the Overheating Assessment, it is considered that as a result of design investigations, active cooling would be required for these spaces. Each of the rooms have been tested and the results indicate a non-complaint model with excessive overheating. The modelled spaces all require comfort cooling to ensure suitable environmental conditions.

The new plant will provide active cooling to the building via an efficient system which will ensure that the spaces provide suitable environmental conditions in the interests of health, wellbeing, and productivity of the users of the spaces. The proposal complies with Policy CC2 of Camden's Local Plan.

Enhancing Community Facilities

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 proposed works will provide more fit-for-purpose teaching and working spaces which will meet the current requirements of students and staff of the University. The proposed works will enhance the existing educational use and therefore complies with Local Plan Policy C2.

Conclusion

In conclusion, the proposed development complies with relevant policies of the Camden Local Plan, namely Policies D1, D2, C2, A1, A4 and CC2. Furthermore, the works would accord with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF.

The proposed external works which are to the rear of the building, including the installation of two condenser units and replacement ventilation grilles would be sensitive to the heritage asset and would not involve any disturbance to the listed fabric so to undermine its significance. The proposal would also preserve the character or appearance of the wider Conservation Area.

The internal works which comprise the refurbishment of the reception area and WCs, provision of a tea point and the reconfiguration and redecoration of offices and laboratory spaces, seek to enhance the teaching and staff spaces for both staff and students. The proposals have been carefully considered in respect of the sensitivity of the listed building and are considered to have no or neutral impact to the historical interest of the building.

The proposals would preserve the special architectural and historic of the listed building and character of the Conservation Area, in accordance with the statutory duties set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, the proposals would not cause any harm to the significance of the listed building or the conservation area and would offer public benefits in terms of supporting the long-term educational use of the building.

Whilst acknowledging the cooling hierarchy, the installation of the proposed condensers is considered reasonable to mitigate the overheating risk and ensure suitable internal conditions for the occupiers are maintained. Finally, the submitted noise assessment demonstrates that any increased noise generated from the new condensers would be imperceptible, and therefore its installation would not result in any undue noise disturbance to any sensitive receptors.

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

Application Documents

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

- Application Form, prepared by Gerald Eve;
- CIL Form, prepared by Gerald Eve;
- Cover Letter, prepared by Gerald Eve;
- Design and Access Statement, prepared by Gerald Eve;
- Site Location Plan, prepared by Kendall Kingscott;
- Existing, Fabric Removal, and Proposed Plans, Elevations and Section Drawings, prepared by Kendall Kingscott;
- Drawing Issue Sheet, prepared by Kendall Kingscott;
- Schedule of Works, prepared by Kendall Kingscott;
- Photograph Schedule, prepared by Kendall Kingscott;
- Plant Noise Impact Assessment, prepared by Environmental Equipment Corporation Ltd;
- Overheating Assessment, prepared by Kendall Kingscott; and

- Mitsubishi specification manual.

The application fee of £462 (Plus a Planning Portal admin fee of £64.00) has been paid online via the Planning Portal at the time of submission.

Should you have any questions, please do not hesitate to contact Lucy Hale (0207 333 6286) or Sophie Thomson (020 7333 6297) of this office. We look forward to hearing from you.

Yours faithfully



Gerald Eve LLP

**Deafness, Cognition and Language (DCAL) Research Centre, 49 Gordon Square – Refurbishment Works
Heritage Assessment**

Introduction

1. On behalf of UCL, Gerald Eve has prepared a Heritage Assessment to accompany the planning and listed building consent application for internal and external works as part of the refurbishment of the Deafness, Cognition and Language (DCAL) Research Centre, 49 Gordon Square, London, WC1H 0PD.
2. The Heritage Assessment identifies the significance of those parts of the building where the proposed works are taking place, and assesses how the proposals would affect the heritage significance of the listed building as a whole. The assessment also considers the effect of the proposed works on the character and appearance of the Bloomsbury Conservation Area.

Statutory Framework

3. 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.
4. 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.
5. 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

6. 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.
7. 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).
 8. 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.
 9. 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

49 Gordon Square

10. 49 Gordon Square is Grade II listed and located in the London Borough of Camden.
11. The building was listed in 1969 (List Entry: 1113034) with the following list description:

“TQ2982SE GORDON SQUARE 798-1/94/595 (East side) 03/04/69 Nos.47-53 (Consecutive) and attached railings to areas and wall to No.45 Tavistock Square

GV II

Includes: Screen wall linking No.53 Gordon Square & No.45 Tavistock Square TAVISTOCK SQUARE. Terrace of 7 houses. Mid C19. Yellow stock brick with alternating rusticated and plain stucco ground floors. Rusticated stucco quoins. EXTERIOR: 5 storeys and basements. 3 windows each and 3-window right hand return (1 blind) forming entrance to No.53. Symmetrical composition in Italianate style with projecting central (No.50) and end bays (Nos 47 & 53). Nos 47, 52 & 53 with Doric prostyle porticoes with balustraded parapets. Square-headed, recessed doorways with fanlights and panelled doors. Architraved 1st floor sash windows, Nos 47, 50 & 53 with pediments and continuous balustraded balconies on large brackets. Nos 48, 49, 51 & 52 with cornices and continuous cast-iron balconies.

Remaining windows architraved sashes, the 2nd floors of Nos 47, 50 & 53 with cornices. Moulded stucco 4th floor sill band. Projecting, bracketed stucco cornice. Slab chimney above No.53 with similar, scaled down cornice. Attached cast-iron railings with pineapple and foliated finials to areas.

INTERIORS: retain good features and moulded ceilings. SUBSIDIARY FEATURES: attached wall from return of No.53 to No.45 Tavistock Square (qv) forming a balanced composition; stucco, divided into 7 bays by pilasters. HISTORICAL NOTE: No.51 was the home of Lytton Strachey, critic and biographer (GLC plaque).”

12. The works proposed are located to the rear of the building and internally within several rooms at basement, ground and third floor.
13. The rear elevation of the building is plainer than the front elevation and has undergone changes over the years. The relevant part of the rear elevation of the building consists of a simple façade with no decorative features and includes a number of more modern alterations (condenser/ventilation/pipes/gutters etc.).
14. Internally, basement rooms have been subject to significant alterations over the years including the addition of partition walls, boxing, suspended ceilings, new flooring and a variety of modern fixtures and fittings. Overall, the basement rooms are considered to possess only modest heritage value.
15. At ground floor, the reception area retains some decorative plasterwork including cornices, which contribute to the significance of the building.
16. The WC at third floor has undergone several alterations and is considered of lesser significance.

Bloomsbury Conservation Area

17. 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.
18. The Site falls within Sub-Area 2 of the Bloomsbury Conservation Area. The sub-area covers Gordon Square, Woburn Square and Byng Place.
19. The Bloomsbury Conservation Area Appraisal (2011) sets out that the predominant building type in Bloomsbury as terraces which tend to adhere to a pattern of four storeys with basements set back from the pavement edge behind lightwells with railings to the frontage. They have vertically-proportioned windows with the tallest at first-floor level emphasising the piano nobile (or principal floor), and diminishing in size on successive upper floors. Window openings are characterised by box

sashes subdivided into small panes by slender glazing bars. The architectural hierarchy and articulation of facades is characterised by uniformity and repetition. The property at 49 Gordon Square is representative of the character of Bloomsbury Conservation Area and is identified as making a positive contribution.

The Proposals and their Impact on Significance

20. The proposals seek to provide an improved working environment for UCL staff and students of 49 Gordon Square through the refurbishment, re-decoration and reconfiguration of spaces within the building which are in poor condition and not functioning efficiently to meet modern standards and needs. These spaces include the laboratory rooms and office room at basement level, the ground floor reception room and office room, and the WCs at basement and third floor.
21. The majority of the works proposed are internal, however, external works including the installation of two condenser units and replacement ventilation grilles to the rear of the building are also proposed.
22. A summary of the proposed external and internal works is set out below for ease of reference. More details can be found in the supporting drawings and schedule of works document, prepared by Kendall Kingscott, and photographic schedule, prepared by Kendall Kingscott.

External Alterations

- Installation of two floor mounted heat pump condenser units at basement level with timber screening for concealment;
- Replacement of three window panes at basement level serving B91 WC;
- Removal of vent in WC window, at basement level serving B91 WC; and
- Installation of two external ventilation grilles in the same place as existing grilles, at basement level serving B91 WC.

Internal Alterations

Basement floor

Room B01 Laboratory

- Replacement of suspended ceiling;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- Removal of floor covering and skirting and install new carpet floor covering;
- Installation of ceiling mounted heat recovery unit and associated works;
- Installation of high level boxing to cover ductwork and pipework under beam between B01 and B02;
- Installation of air conditioning unit on wall to serve B01;

Heritage Assessment

- Removal of redundant shelving, benching, equipment and furniture; and
- General re-decoration to walls.

Room B02 Laboratory

- Divide B02 into two laboratory rooms (B02 and B02A) with new partition wall;
- Removal of section of lightweight partition wall and skirting to form new opening into B02A;
- Installation of new carpet floor covering;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- Installation of air conditioning unit to serve B02A;
- Installation of high level boxing to cover ductwork and pipework under beam between B01 and B02;
- Overhaul sash window; and
- General re-decoration to walls.

Room B03 Office

- Removal of floor covering and installation of new carpet floor covering;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- Removal of redundant shelving, benching, equipment and furniture;
- Overhaul sash window; and
- General re-decoration to walls.

Room B96 Lobby to B02 and B03

- Removal of floor covering and installation of new carpet floor covering;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- Removal of section of lightweight partition wall and skirting to form new opening into B02A; and
- General re-decoration to walls.

Room B92 WC Lobby

- Removal of floor covering and installation of new carpet floor covering; and
- General re-decoration to walls.

Room B91 WC

- Removal of floor covering and installation of new vinyl floor covering;
- Strip out existing lighting and install new Thorlux light fittings in suspended ceilings;
- New wall tiles;
- Plaster repairs;
- Replacement of sanitaryware and vanity units;
- Installation of associated works including hand dryers, coat hooks, mirror;
- Installation of new stud partition walls;

Heritage Assessment

- Replacement three window panes and two ventilation grilles, with removal of one ventilation grille; and
- General re-decoration to walls.

Ground floor

Room G01 Reception

- Removal of floor covering and installation of new carpet floor covering;
- Installation of new Thorlux light fittings;
- Removal of redundant shelving, benching, equipment and furniture;
- Installation of internal partition wall, partially glazed;
- New fire door;
- Installation of AV screen and associated trunking;
- Infilling of window hatch to corridor;
- Installation of door access control and intercom and associated works;
- Plaster patch repairs;
- Overhaul of sash windows;
- Installation of storage units, pigeon hole, notice board and window blinds; and
- General re-decoration to walls.

Room G02 Office

- Installation of tea point in existing office space;
- Removal of existing floor covering and associated skirtings and installation of tiles;
- Replacement lighting;
- Installation of tea point units, storage cupboards and worktops and associated works;
- Overhaul of sash windows;
- Installation of window blinds; and
- General re-decoration to walls.

Third Floor

Room 399 WC

- Replacement of redundant sanitaryware, vanity unit and cubicles;
- Removal of floor coverings and associated skirtings and installation of new vinyl floor covering;
- Removal of door leaf and installation of new fire rated door set;
- Installation of boxing with removal panels to conceal pipework and adjacent to vanity unit;
- New ceiling mounted extractor fan;
- New Thorlux light fittings;
- New wall tiling;
- Installation of associated works including hand dryers, coat hooks and mirror; and
- General re-decoration to walls.

Works to the exterior of the building

23. The proposed two condenser units would be floor mounted in the rear courtyard. The associated pipework and cabling will follow an established route externally and enter the building via an existing opening to avoid disruption to the historic fabric. Furthermore, a timber screen is proposed on the east side of units to provide an element of concealment of the units for aesthetic purposes. The screen would be fixed to the external wall, however, would involve minimal intervention and would be reversible. The location of the proposed units, at low level, would ensure that they have limited visibility. The discreet siting is sympathetic to the significance of the Listed Building and will maintain the character and appearance of the conservation area.
24. It is also proposed to replace three windowpanes serving room B91 WC; which all currently contain ventilation grilles, with new windowpanes; two of which would benefit from similar sized ventilation grilles. The location of the grilles, at low level and to the rear of the building, would ensure limited visibility. The works would preserve the significance of the asset, and the character and appearance of the conservation area.

Works to the interior of the building

25. At basement level, it is proposed to refurbish the existing laboratory rooms to improve the working environment for staff and students using the space for data collection and associated filming. The refurbishment works include replacing outdated elements of the room such as modern floor coverings, suspended ceilings, lighting as well as removing redundant furniture and re-decorating the walls. It is proposed to divide one of the basement rooms into two rooms to improve functionality of these spaces, with a new partition wall and the creation of a new opening through an existing lightweight partition wall. Furthermore, it is proposed to install A/C units on the walls of two of the rooms to provide cooling. Associated pipework and ductwork would be boxed in at high level.
26. The replacement suspended ceiling, new light fittings within the suspended ceiling, modern floor covering and new opening through a lightweight partition, redecoration of the walls, A/C units and associated boxing would be minor and reversible in nature and would not involve any adverse disturbance or interventions to the listed building and fabric, which would undermine its significance.
27. The WC at basement level is in a poor condition. It is proposed to refurbish and re-decorate these rooms to improve the facilities for staff and students. There are currently damp issues due to the lack of ventilation. It is proposed to strip out the elements of this room and refurbish with new flooring, wall tiling, lighting, sanitaryware, vanity unit and cubicles. In addition, new full height stud walls and associated WC features such as new coat hooks and hand dryers, as well as general re-decoration of walls are proposed. The ventilation grilles serving the WC in three of the windows to the rear of the building would be replaced with two new grilles.

28. The proposed works have been sensitively designed and would preserve the special architectural or historical interest of the building. The provision of improved ventilation is expected to address existing issues with damp, and would be beneficial to the listed building.
29. At ground floor, it is proposed to reconfigure the reception area to improve the functionality and usability of the space for staff and visitors. The works include the installation of a new internal partition wall, glazed partition wall and new glazed door to create a new professional offices space and new flexible working space. Furthermore, an existing hatch to the corridor is proposed to be infilled. General refurbishment of the space is proposed through the removal of redundant furniture and equipment, and new lighting and flooring, to serve the spaces. The new lighting will use existing lighting fixtures and will avoid intervention near any decorative features on the ceiling. Furthermore, it is proposed to install a new AV screen on the wall with associated trunking, and a door entry/intercom.
30. Some of the elements will have no impact on the historic fabric such as replacement floor coverings and lighting, which will utilise existing fittings. The additional works would be minor in nature and have been sensitively designed to have limited impact on the special architectural or historical interest of the buildings, requiring minimal intervention, following existing servicing routes where possible, and would be reversible in nature. There are benefits to the historic fabric through patch repair works, and the ceilings, cornices and roses would all be protected and retained as part of this proposal.
31. It is also proposed at ground floor level to convert an office storage space into a tea point, through the installation of a new kitchenette to reduce the pressure on the fourth floor kitchen and designate a space for staff at this level. The proposed works include refurbishment works such as replacing floor coverings, new light fittings and installing new units and worktops, and associated works.
32. The proposed works to the office to convert the room into a tea room would be minor and reversible in nature and would not have any adverse effect on the significance of the building.
33. At third floor, the WC is also in a poor condition and lacks ventilation. It is proposed to refurbish the WC to reduce reliance on a good quality WC at ground floor level. The refurbishment works are similar to the works to the WC in the basement; however, this floor relates to a single WC. It is proposed to strip out the elements of this room and refurbish with new flooring, wall tiling, lighting, sanitaryware, vanity unit and cubicle and new ventilation extract in the ceiling. In addition, works including, new coat hooks and hand dryers, as well as general re-decoration of walls are proposed. Furthermore, it is proposed to remove the existing door leaf and install a new door set and door, due to general wear and tear and the presence of asbestos.
34. The proposed works to the WC are considered to be reversible in nature and sensitively designed as to not cause harm to the special architectural or historical interest of the building.
35. Several sash windows are proposed to be overhauled to ensure all are fully operational. Repairs are also included to localised areas. These works are considered to contribute to the improvement of the

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efficiency of the building ensuring it is ventilated adequately, thereby reducing the risk of further issues with damp and overheating of the rooms of the building.

36. As the works are minor in nature and any fixings would be reversible, the proposals are not considered to impact unduly on the significance of the heritage building.

Works within the Conservation Area

37. The external condenser units, screening, replacement window panes and grilles to the rear of the building, would not be readily visible and would preserve the character and appearance of the Bloomsbury Conservation Area.

Conclusion

38. Overall, the proposals would preserve the significance of the listed building. Improvements to the building will be made through the removal of later additions and outdated elements, as well as repair works which will be undertaken. Should the Council consider that the proposed works would lead to any degree of less than substantial harm, we would note the importance of the work in sustaining the building in viable use and the wider benefits to education and operational efficiency in this instance. The proposed works would preserve the significance of the listed building and the character and appearance of the Bloomsbury Conservation Area. 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.