

Application ref: 2023/2227/L  
Contact: Rose Todd  
Tel: 020 7974 3109  
Email: [rose.todd@camden.gov.uk](mailto:rose.todd@camden.gov.uk)  
Date: 20 July 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Heritage Architecture Ltd  
62 British Grove  
Chiswick  
London  
W4 2NL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**University Of London Senate House**  
**Malet Street**  
**London**  
**WC1E 7HU**

Proposal:

Replacement of the fire alarm system.

Drawing Nos: Location Plan; Site Location; DESIGN, ACCESS & HERITAGE STATEMENT FIRE ALARM UPGRADE (PART 1); DESIGN, ACCESS & HERITAGE STATEMENT FIRE ALARM UPGRADE (PART 2); FIRE ALARM SYSTEM LAYOUT (As Existing) - BASEMENT CABLE TRENCH; FIRE ALARM SYSTEM LAYOUT (As Existing) - BASEMENT - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - BASEMENT - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - GROUND FLOOR - LOADING BAY; FIRE ALARM SYSTEM LAYOUT (As Existing) - GROUND FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - GROUND FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - FIRST FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - FIRST FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - SECOND FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - SECOND FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - THIRD FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - THIRD FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - FOURTH FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - FOURTH FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - FIFTH

FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - FIFTH FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - SIXTH FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - SIXTH FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - SEVENTH & EIGHTH FLOORS - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - NINTH TO FOURTEENTH FLOORS; FIRE ALARM SYSTEM LAYOUT (As Existing) - FIFTEENTH FLOOR TO ROOF; FIRE ALARM SYSTEM LAYOUT (Proposed) - BASEMENT CABLE TRENCH; FIRE ALARM SYSTEM LAYOUT (Proposed) - BASEMENT - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - BASEMENT - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - GROUND FLOOR - LOADING BAY; FIRE ALARM SYSTEM LAYOUT (Proposed) - GROUND FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - GROUND FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) -FIRST FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - FIRST FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) -SECOND FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - SECOND FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) -THIRD FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - THIRD FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - FOURTH FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - FOURTH FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) -FIFTH FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - FIFTH FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) -SIXTH FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - SIXTH FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - SEVENTH & EIGHTH FLOORS - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed)- NINTH TO FOURTEENTH FLOORS; FIRE ALARM SYSTEM LAYOUT (Proposed) - FIFTEENTH FLOOR TO ROOF; INDICATIVE DETAIL (Proposed) - Detail 1; INDICATIVE DETAIL (Proposed) - Detail 2; INDICATIVE DETAIL (Proposed) - Detail 3; INDICATIVE DETAIL (Proposed) - Detail 4; INDICATIVE DETAIL (Proposed) - Detail 5; INDICATIVE DETAIL (Proposed) - Detail 6; INDICATIVE DETAIL (Proposed) - Detail 7; INDICATIVE DETAIL (Proposed) - Detail 8; INDICATIVE DETAIL (Proposed) - Detail 9; INDICATIVE DETAIL (Proposed) - Detail 10; INDICATIVE DETAIL (Proposed) - Detail 11; INDICATIVE DETAIL (Proposed) - Detail 12; INDICATIVE DETAIL (Proposed) - Detail 13; INDICATIVE DETAIL (Proposed) - Detail 14; INDICATIVE DETAIL (Proposed) - Detail 15; INDICATIVE DETAIL (Proposed) - Detail 16; INDICATIVE DETAIL (Proposed) - Detail 17; INDICATIVE DETAIL (Proposed) - Detail 18; INDICATIVE DETAIL (Proposed) - Detail 19.

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:

Location Plan; Site Location; DESIGN, ACCESS & HERITAGE STATEMENT  
FIRE ALARM UPGRADE (PART 1); DESIGN, ACCESS & HERITAGE  
STATEMENT FIRE ALARM UPGRADE (PART 2); FIRE ALARM SYSTEM  
LAYOUT (As Existing) - BASEMENT CABLE TRENCH; FIRE ALARM  
SYSTEM LAYOUT (As Existing) - BASEMENT - SOUTH BLOCK; FIRE  
ALARM SYSTEM LAYOUT (As Existing) - BASEMENT - TOWER & NORTH  
BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - GROUND FLOOR -  
LOADING BAY; FIRE ALARM SYSTEM LAYOUT (As Existing) - GROUND  
FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) -  
GROUND FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM  
LAYOUT (As Existing) - FIRST FLOOR - SOUTH BLOCK; FIRE ALARM  
SYSTEM LAYOUT (As Existing) - FIRST FLOOR - TOWER & NORTH BLOCK;  
FIRE ALARM SYSTEM LAYOUT (As Existing) - SECOND FLOOR - SOUTH  
BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - SECOND FLOOR -  
TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) -  
THIRD FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As  
Existing) - THIRD FLOOR - TOWER & NORTH BLOCK; FIRE ALARM  
SYSTEM LAYOUT (As Existing) - FOURTH FLOOR - SOUTH BLOCK; FIRE  
ALARM SYSTEM LAYOUT (As Existing) - FOURTH FLOOR - TOWER &  
NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) - FIFTH  
FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) -  
FIFTH FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT  
(As Existing) - SIXTH FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM  
LAYOUT (As Existing) - SIXTH FLOOR - TOWER & NORTH BLOCK; FIRE  
ALARM SYSTEM LAYOUT (As Existing) - SEVENTH & EIGHTH FLOORS -  
TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (As Existing) -  
NINTH TO FOURTEENTH FLOORS; FIRE ALARM SYSTEM LAYOUT (As  
Existing) - FIFTEENTH FLOOR TO ROOF; FIRE ALARM SYSTEM LAYOUT  
(Proposed) - BASEMENT CABLE TRENCH; FIRE ALARM SYSTEM LAYOUT  
(Proposed) - BASEMENT - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT  
(Proposed) - BASEMENT - TOWER & NORTH BLOCK; FIRE ALARM  
SYSTEM LAYOUT (Proposed) - GROUND FLOOR - LOADING BAY; FIRE  
ALARM SYSTEM LAYOUT (Proposed) - GROUND FLOOR - SOUTH BLOCK;  
FIRE ALARM SYSTEM LAYOUT (Proposed) - GROUND FLOOR - TOWER &  
NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - FIRST FLOOR  
- SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - FIRST  
FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT  
(Proposed) - SECOND FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM  
LAYOUT (Proposed) - SECOND FLOOR - TOWER & NORTH BLOCK; FIRE  
ALARM SYSTEM LAYOUT (Proposed) - THIRD FLOOR - SOUTH BLOCK;  
FIRE ALARM SYSTEM LAYOUT (Proposed) - THIRD FLOOR - TOWER &  
NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - FOURTH  
FLOOR - SOUTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) -  
FOURTH FLOOR - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM  
LAYOUT (Proposed) - FIFTH FLOOR - SOUTH BLOCK; FIRE ALARM  
SYSTEM LAYOUT (Proposed) - FIFTH FLOOR - TOWER & NORTH BLOCK;  
FIRE ALARM SYSTEM LAYOUT (Proposed) - SIXTH FLOOR - SOUTH  
BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - SIXTH FLOOR -

TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed) - SEVENTH & EIGHTH FLOORS - TOWER & NORTH BLOCK; FIRE ALARM SYSTEM LAYOUT (Proposed)- NINTH TO FOURTEENTH FLOORS; FIRE ALARM SYSTEM LAYOUT (Proposed) - FIFTEENTH FLOOR TO ROOF;

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

INDICATIVE DETAIL (Proposed) - Detail 1; INDICATIVE DETAIL (Proposed) - Detail 2; INDICATIVE DETAIL (Proposed) - Detail 3; INDICATIVE DETAIL (Proposed) - Detail 4; INDICATIVE DETAIL (Proposed) - Detail 5; INDICATIVE DETAIL (Proposed) - Detail 6; INDICATIVE DETAIL (Proposed) - Detail 7; INDICATIVE DETAIL (Proposed) - Detail 8; INDICATIVE DETAIL (Proposed) - Detail 9; INDICATIVE DETAIL (Proposed) - Detail 10; INDICATIVE DETAIL (Proposed) - Detail 11; INDICATIVE DETAIL (Proposed) - Detail 12; INDICATIVE DETAIL (Proposed) - Detail 13; INDICATIVE DETAIL (Proposed) - Detail 14; INDICATIVE DETAIL (Proposed) - Detail 15; INDICATIVE DETAIL (Proposed) - Detail 16; INDICATIVE DETAIL (Proposed) - Detail 17; INDICATIVE DETAIL (Proposed) - Detail 18; INDICATIVE DETAIL (Proposed) - Detail 19.

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.

- 4 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.

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 (delegated):

Senate House by Charles Holden was built between 1933 and 1938. The building comprises a central tower flanked by two courtyard ranges, which are currently known as the North Block and the South Block. It was purpose designed and built for the University of London as an educational facility that incorporates halls, administrative offices, libraries, and lecture rooms.

The building is located within the Bloomsbury Conservation Area (sub-area 3) and is listed Grade II\*.

The proposal covers the installation of a replacement fire alarm system to be

installed on all floors (interior only) of the Central Tower, South Block and levels 4-6 of the North Block. The proposed installation is restricted to the building's interior. The exception are areas that are currently under a different demise.

The original design of the building carefully assimilated modern services within its structure. This is reflected by the use of riser shafts, the floor voids, and concealed electric conduits in various locations and can allow for flexible alterations of the M&E services.

The earliest fire alarm system was installed in two phases: the basement to the sixth floor levels, by 1938 as part of the original design, and above eighth floor in the tower in 1948.

The existing fire alarm system is the result of two upgrades of pre-existing fire alarm system, one in 1995 and the other in between 2009 and 2015.

The proposed new fire alarm system will provide coverage using updated wireless technology, with existing detection devices removed and replaced with new ones that comply with L2 standard according to British Standards 5839-1 and EN54-25. The wired system on the lower floors will be completely removed and replaced with wireless devices, while the wired system in the library tower will be updated with a new wired system.

The location of each new fire alarm device is to be agreed with the architect, however the majority of the devices will utilise the existing locations. Importantly, it has been agreed that there will be no devices installed on travertine marble or decorated walls, which contribute to the architectural interest of the building.

The drawings and proposals are based on a design intent and 'worst-case scenario'. This will be subject to the specialist contractor conducting further investigations once on site. If it is found that the locations/works significantly deviate from the submitted drawings, it has been agreed that the architect team will consult Camden's conservation team to discuss ways forward and confirm if additional LBCs will be needed.

The heritage led approach of minimising intervention with historic fabric with high importance and/or difficult to patch repair is supported. It is also agreed that any new materials being introduced, such as the drop down fixing (to avoid intervention with marble and decorative timber) should match the existing palette, e.g. bronze.

The site's planning history has been taken into account when making this decision.

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 proposal is in general accordance with policies D1 and D2 of the

Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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