

Application ref: 2023/2496/P
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Burwell Architects
Unit 0.01 California Building
London
SE13 5QU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

School Of Hygiene And Tropical Medicine
Keppel Street
London
WC1E 7HT

Proposal:

Modifications to the Gower Street and Malet Street moats to provide additional fire escape capacity from the Ground and Lower Ground Floor Levels.

Drawing Nos: Phase 3 External Fire Strategy Design and Access Statement; Site Location Plan; Flood map for planning; Gower Street Proposed Windows; Gower Street Existing Windows; Malet Street Proposed Windows; Malet Street Existing Windows; Gower Street Proposed Lower Ground Floor Door; Gower Street Existing Lower Ground Floor Door; Malet Street Proposed Lower Ground Floor Door; Malet Street Existing Lower Ground Floor Door; Gower Street Gate Proposed Details; Malet Street Gate Proposed Details; Gower Street Stair Proposed Details; Malet Street Stair Proposed Details; Gower Street Existing Sections; Gower Street Proposed Sections; Gower Street Existing Plans; Gower Street Proposed Plans; Gower Street Existing Elevation; Gower Street Proposed Elevation; Gower Street Existing Part Elevation; Gower Street Proposed Part Elevation; Malet Street Existing Plans; Malet Street Proposed Plans; Malet Street Existing Elevation; Malet Street Proposed Elevation; Malet Street Existing Sections; Malet Street Proposed Section; Malet Street Existing Part Elevation; Malet Street Proposed Part Elevation; Upper Ground Floor Key Plan Proposed; Lower Ground Floor Key Plan Proposed; Upper Ground Floor Key Plan: Existing; Lower Ground Floor Key Plan: Existing.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Phase 3 External Fire Strategy Design and Access Statement; Site Location Plan; Flood map for planning; Gower Street Proposed Windows; Gower Street Existing Windows; Malet Street Proposed Windows; Malet Street Existing Windows; Gower Street Proposed Lower Ground Floor Door; Gower Street Existing Lower Ground Floor Door; Malet Street Proposed Lower Ground Floor Door; Malet Street Existing Lower Ground Floor Door; Gower Street Gate Proposed Details; Malet Street Gate Proposed Details; Gower Street Stair Proposed Details; Malet Street Stair Proposed Details; Gower Street Existing Sections; Gower Street Proposed Sections; Gower Street Existing Plans; Gower Street Proposed Plans; Gower Street Existing Elevation; Gower Street Proposed Elevation; Gower Street Existing Part Elevation; Gower Street Proposed Part Elevation; Malet Street Existing Plans; Malet Street Proposed Plans; Malet Street Existing Elevation; Malet Street Proposed Elevation; Malet Street Existing Sections; Malet Street Proposed Section; Malet Street Existing Part Elevation; Malet Street Proposed Part Elevation; Upper Ground Floor Key Plan Proposed; Lower Ground Floor Key Plan Proposed; Upper Ground Floor Key Plan: Existing; Lower Ground Floor Key Plan: Existing.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The London School of Hygiene and Tropical Medicine, Keppel Street, is a purpose designed facility built between 1926 and 1929, with post-construction modifications and extensions. The building is of steel frame construction, faced with Portland stone, with stripped-down classical detailing. The London School

of Hygiene and Tropical Medicine is Grade II listed.

Analysis by fire consultants has shown that the existing fire exit doors at Ground are of insufficient width to support the increasing occupancy proposed under the current masterplan proposal for the building.

Instead, a fire exit strategy has been arrived at that avoids the need for modifications of the existing doorways but instead introduces a single escape stair within each of the Gower Street and Malet Street moats.

This approach provides additional fire escape capacity for final discharge from the building from the Lower Ground Floor Level, thereby alleviating pressure on the existing exits located at Ground Floor.

As part of this fire escape strategy, minor modifications will be required to a section of the existing balustrading at pavement level along each moat (to provide exit gates from the stairs) and to the existing doors into the moats at Lower Ground Floor (to meet the increased escape width requirements). In addition, fire-rated secondary glazing will be required to the inside of the Lower Ground Floor windows located directly adjacent to the proposed escape stairs.

The proposal avoids harm to the decorative composition of the building at street-level and is not seen as deleterious to the architectural significance of the building.

The application has been advertised in the press and by means of a site notice. No observations have been received from Bloomsbury CAAC.

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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer