

Application ref: 2023/2212/L  
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Date: 31 July 2023

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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Ucl Slade School Of Art Building**  
**Gower Street**  
**London**  
**Camden**  
**WC1E 6BT**

Proposal:

Interim Repairs and Decorations to Main Lead Roof, Clerestory Windows and Internal Fabric to Second Floor.

Drawing Nos: Heritage Statement Slade School of Fine Art - Interim Repairs; Location Plan; Site Plan as Existing; Logistics Plan; Basement Floor Plan & Mezzanine As Existing; Ground Floor Plan & Mezzanine As Existing; First Floor Plan & Mezzanine As Existing; Second Floor Plan & Mezzanine As Existing; Roof Plan As Existing; Front and Rear Elevations As Existing; Elevations - Sheet 2 Second Floor & Second Floor Mezzanine Windows As Existing; Rooflight RL01 As Existing; Rooflights RL02, RL04 & RL05 As Existing Rooflight RL03 As Existing; Rooflight RL06 & RL07 As Existing; Rooflight RL08, RL09, RL12 & RL13 And Typical Glazed Inset Panel As Existing; Rooflight RL11 As Existing; Rooflight RL14 As Existing; Rotunda Glazed Light As Existing; Timber Clerestory Window Types As Existing; Roof Plan Services Roof 8-17 As Existing; Second Floor Plan & Mezzanine Internal Fabric Repairs As proposed; Roof Plan Proposed Roof Repairs; Roof Plan Main Roof Glazing Repairs & Replacement; Roof Plan Proposed Chimney Repairs; 2/F & 2/F Mezzanine Elevations Nominal Clerestory Window Repairs & Replacement; Timber Clerestory Window Types As Proposed.

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:

Heritage Statement Slade School of Fine Art - Interim Repairs; Location Plan; Site Plan as Existing; Logistics Plan; Basement Floor Plan & Mezzanine As Existing; Ground Floor Plan & Mezzanine As Existing; First Floor Plan & Mezzanine As Existing; Second Floor Plan & Mezzanine As Existing; Roof Plan As Existing; Front and Rear Elevations As Existing; Elevations - Sheet 2 Second Floor & Second Fl Mezzanine Windows As Existing; Rooflight RL01 As Existing; Rooflights RL02, RL04 & RL05 As Existing Rooflight RL03 As Existing; Rooflight RL06 & RL07 As Existing; Rooflight RL08, RL09, RL12 & RL13 And Typical Glazed Inset Panel As Existing; Rooflight RL11 As Existing; Rooflight RL14 As Existing; Rotunda Glazed Light As Existing; Timber Clerestory Window Types As Existing; Roof Plan Services Roof 8-17 As Existing; Second Floor Plan & Mezzanine Internal Fabric Repairs As proposed; Roof Plan Proposed Roof Repairs; Roof Plan Main Roof Glazing Repairs & Replacement; Roof Plan Proposed Chimney Repairs; 2/F & 2/F Mezzanine Elevations Nominal Clerestory Window Repairs & Replacement; Timber Clerestory Window Types As Proposed.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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):

The Slade is located within the north wing of the Main Quad of UCL's Bloomsbury Campus. The building is listed Grade I and is located within sub-

area 3 of Bloomsbury conservation area.

Previous Full Planning and Listed Building Consent were granted in June 2020 for external refurbishment, repair and maintenance works, however financial constraints have resulted in the works not going ahead. As a result, The Slade has continued to suffer from rainwater ingress with visible deterioration to the external and internal building fabric.

The works proposed are intended as interim repairs to lessen the impact of rainwater ingress to the building fabric, both externally and internally, until the required funding is secured by UCL for extensive repairs and upgrades to the fabric and rainwater installations.

External repair works are required to mitigate against rainwater ingress, making good failings in the rainwater system and the weathering of glazed elements. Internal works, focused on the 2nd floor and 2nd floor mezzanine areas, are intended to mitigate existing damage, the result of previous water ingress.

The works, much of which is repair, are required and the majority of the works proposed are considered not to result in loss of architectural significance or undue loss of historic fabric. The one exception to this is the proposed use of plasterboard for ceiling and roof repairs, shown on drawing 'Second Floor Plan & Mezzanine Internal Fabric Repairs As proposed'. The use of plasterboard is also mentioned in Section 3. Proposed Works of the Heritage Statement.

Notwithstanding that these internal works are labelled as a 'temporary repair', once consent has been granted for historic fabric to be replaced the LPA has no authority to insist on the reinstatement of traditional fabric in subsequent repairs. Thus, although the temporary and financially constrained nature of these repairs is understood, consent cannot be granted for the loss of traditional fabric in a Grade I building.

The application has been advertised in the press and by means of a site notice. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU.

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 centered on the page.

Daniel Pope  
Chief Planning Officer