

Application ref: 2023/2413/L  
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Date: 1 August 2023

**Development Management**  
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Gerald Eve LLP  
1 Fitzroy Place  
6 Mortimer Street  
London  
W1T3JJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**UCL DCAL Research Centre**  
**49 Gordon Square**  
**London**  
**WC1H 0PD**

Proposal: Installation of 2 condenser units and associated timber screen in the rear courtyard; replacement of 2 ventilation grilles on the rear elevation of the building and internal works including changes to partitions, installation of heat recovery unit and AC units and associated works, overhaul of sash windows, new WC sanitaryware and associated works, removal and replacement of existing suspended ceilings, flooring, lighting, and other internal related refurbishment and redecoration works.

Drawing Nos: 220593(SW24)-1100 P1, 220593(SW24)1105 P1, 220593(SW24)1106 P1, 220593(SW24)-1600 C1, 220593(SW24)-1601 C1, 220593(SW24)-1602 C1, 220593(SW24)-2000 C1, 220593(SW24)-2001 C1, 220593(SW24)-2002 C1, 220593(SW24)-2400 C1, 220593(SW24)-2401 C1, 220593(SW24)-2402 C1, 220593(SW24)-2500 C1, 220593(SW24)-2501 C1, 220593(SW24)-2600 C1, 220593(SW24)-2601 C1, 220593(SW24)-2602 C1, 220593(SW24)-2603 P1, 220593(SW24)-2604 P1, 220593(SW24)-2605 P1, 220593(SW24)-4100 C1, 220593(SW24)-5200 C1, 220593-8601 C1, 220593-8611 C2, 220593-8651 C1, 220593-8661 C1, 220593-8671 C2.

Documents: Schedule of works dated May 2023, Schedule of photographs, Cover letter and heritage statement ref. LEO/LHA/SOTH/U0022020 dated 5th July 2023, Design and Access Statement ref. LEO/LHA/SOTH/U0022020 dated 24th May 2023,

Plant Noise Impact Assessment ref. AO/EC19765-1 dated 18th January 2023, Overheating Report rev. P1 dated 22nd February 2023, Mitsubishi service manual no.OBH789.

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: 220593(SW24)-1100 P1, 220593(SW24)1105 P1, 220593(SW24)1106 P1, 220593(SW24)-1600 C1, 220593(SW24)-1601 C1, 220593(SW24)-1602 C1, 220593(SW24)-2000 C1, 220593(SW24)-2001 C1, 220593(SW24)-2002 C1, 220593(SW24)-2400 C1, 220593(SW24)-2401 C1, 220593(SW24)-2402 C1, 220593(SW24)-2500 C1, 220593(SW24)-2501 C1, 220593(SW24)-2600 C1, 220593(SW24)-2601 C1, 220593(SW24)-2602 C1, 220593(SW24)-2603 P1, 220593(SW24)-2604 P1, 220593(SW24)-2605 P1, 220593(SW24)-4100 C1, 220593(SW24)-5200 C1, 220593-8601 C1, 220593-8611 C2, 220593-8651 C1, 220593-8661 C1, 220593-8671 C2.

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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

Permission is sought for a number of works to provide an improved working environment for UCL staff and students through the refurbishment,

re-decoration and reconfiguration of spaces within the building, including laboratory spaces, offices, reception rooms and WCs. The Gordon Square buildings are Grade II listed as a group along with their front railings. Their group value is considered to derive from their architectural character and materials, floorplan, townscape value and evidential value as a mid-nineteenth-century terraced building, with these elements being of principal importance to their significance.

The internal works include alterations to the basement laboratory spaces, offices and WCs, ground floor reception room and office and third floor WC to refurbish and update these spaces. Various works are proposed including replacement of suspended ceilings and lighting, flooring, installation of ceiling mounted heat recovery units and boxing to contain ductwork and pipework, removal of sections of modern partition wall, general re-decoration, overhaul of sash windows, plaster repairs, installation of new fire doors and door access controls, and replacement of sanitaryware and bathroom fixtures.

The proposals affect areas that have already been heavily remodelled to allow for the use of the building for educational use including laboratory spaces. The proposals would not further impact historic fabric, nor cause any additional harm to the significance of the listed building. 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.

Externally, three existing vents within the window panes would be removed and replaced with two new ventilation grilles of a similar size in the same location, meaning there would be limited visual impact. Two new floor mounted heat pump condensers would be installed within a timber screen adjacent to the closet wing adjacent to an existing wall mounted condenser. The proposals would affect areas of the building that have already been altered, ensuring there was no harm to historic fabric, and the proposed condensers would be located within a rear yard area that already includes similar items of plant serving the internal laboratories. 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.

The proposals have been reviewed by the Council's Conservation Officer who considers that overall, the proposals would not harm the special architectural or historic interest of the listed building.

No objections were received prior to the determination of this application.

The site's planning history has been taken into account prior to making this decision and 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer