

Application ref: 2023/2416/L
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Date: 10 August 2023

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**75 Wicklow Street
London
WC1X 9JY**

Proposal:

Installation of 2 roof lights and condenser unit at roof level; installation of internal AC unit on the wall and associated pipework; removal and replacement of existing flooring and lighting; replacement of broken window pane; other internal refurbishment and redecoration works.

Drawing Nos: 220593(SW08)-1100 P1, 220593(SW08)-1106 P1, 220593(SW08)1201 P1, 220593(SW08)-1600 P1, 220593-8112 C3, 220593(SW08)-4100 rev P2, 220593(SW08)-2000 P2, 220593(SW08)-2400 P1, Cover letter dated 5th July 2023, Overheating report rev P3 dated 23/05/2023, Design and Access Statement dated 1 June 2023, Plant Noise Impact Assessment ref. AO/EC19794-1 dated 20 January 2023, Schedule of works dated June 2023, Mitsubishi 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(SW08)-1100 P1, 220593(SW08)-1106 P1, 220593(SW08)1201 P1, 220593(SW08)-1600 P1, 220593-8112 C3, 220593(SW08)-4100 rev P2, 220593(SW08)-2000 P2, 220593(SW08)-2400 P1, Cover letter dated 5th July 2023, Overheating report rev P3 dated 23/05/2023, Design and Access Statement dated 1 June 2023, Plant Noise Impact Assessment ref. AO/EC19794-1 dated 20 January 2023, Schedule of works dated June 2023, Mitsubishi manual No. OBH789.

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

75 Wicklow Street is a grade II listed building within the King Cross St Pancras Conservation Area. The building is known as the Ear Institute and forms part of the UCL campus. It was built in 1872 by Joseph Peacock and is constructed of yellow stock brick with red brick bands and stone dressings in a Gothic style. It is this architectural character and detailing which contributes to the building's significance.

The proposals are to insert two roof lights into a roof slope to the rear of the building that is not seen from any public space. The rooflights would be fairly narrow and are positioned vertically so that they would each only impact one roof rafter, thereby limiting the impact on historic fabric. The design of the rooflights was amended during the course of the application to a heritage style that sits flush with the roof to reduce their visual impact on the building.

In addition, it is proposed to add a cooling system into the room. The system involves the insertion of a cooling unit within the room itself and a pipe that runs from the unit to an external unit at roof level. The only external alteration would be a condenser unit which would be located amongst existing plant and would have limited visual impact due to the set-down location amongst similar items of plant within an area of lesser significance. The unit inside the building would cause some minor harm due to its visual impact and the service pipe, which breaks through historic fabric.

The remaining works involve minor refurbishment and redecoration works and replacement of a broken window pane which would not impact the significance of the building and are acceptable.

Following the revisions made to the proposed rooflights, the Council's Conservation Officer has confirmed the proposals are acceptable. Although the level of internal intervention required for the internal cooling unit would result in some harm to the significance of the listed building, this would be at the lower end of less than substantial, and would be outweighed by the public benefits delivered. The use will support the wider function of the university, providing an improved working environment for students of the Ear Institute. The work of the university and the education function that it provides is of significant public benefit. The proposals will contribute to providing high quality teaching and study spaces which ensure the delivery of that public benefit, and will ensure the preservation and ongoing use of the host 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 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



Daniel Pope
Chief Planning Officer