

Application ref: 2023/3150/L  
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**Development Management**  
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University of London  
Senate House  
Malet Street  
London  
WC1E7HU  
United Kingdom

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**  
**Camden**  
**WC1E 7HU**

#### **Proposal:**

Maintenance, repair and performance enhancement works to fire doors in Senate House located on Fire Escape Route Staircases.

Drawing Nos: Location Plan; Fire Doors Maintenance, Repair and Performance Enhancement Works Access Statement; Senate House Basement Floor Plans; Senate House Ground Floor Plans; Senate House First Floor Plans; Senate House Second Floor Plans; Senate House Third Floor Plans; Senate House Fourth Floor Plans; Senate House Fifth Floor Plans; Senate House Sixth Floor Plans; Senate House Tower Block Seventh Eighth Floor Plans; Senate House 9th-18th Floors; PROPOSED ADDITIONAL FIRE RATED GLAZING TO ORIGINAL 1930'S STAIRCASE DOORS. TO IMPROVE FIRE PROTECTION TO PROTECTED ESCAPE STAIRCASES. (drawing no. SENATE FRAW 001); Senate House - Fire Doors Maintenance, Repair & Performance Enhancement (document identifying door type and generic issues); Senate House Fire Doors (Fire Escape Route Staircases).

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; Fire Doors Maintenance, Repair and Performance Enhancement Works Access Statement; Senate House Basement Floor Plans; Senate House Ground Floor Plans; Senate House First Floor Plans; Senate House Second Floor Plans; Senate House Third Floor Plans; Senate House Fourth Floor Plans; Senate House Fifth Floor Plans; Senate House Sixth Floor Plans; Senate House Tower Block Seventh Eighth Floor Plans; Senate House 9th-18th Floors; PROPOSED ADDITIONAL FIRE RATED GLAZING TO ORIGINAL 1930'S STAIRCASE DOORS. TO IMPROVE FIRE PROTECTION TO PROTECTED ESCAPE STAIRCASES. (drawing no. SENATE FRAW 001); Senate House - Fire Doors Maintenance, Repair & Performance Enhancement (document identifying door type and generic issues); Senate House Fire Doors (Fire Escape Route Staircases).

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):

Senate House was built between 1933 and 1938 and is listed Grade II\*.

The fire doors, especially those opening onto the protected staircases, are period doors. The original doors are constructed of solid timber but do not meet any established standard against which fire doors are measured today.

The majority of the original doors remain in situ and many have been subject to upgrading works in the past including the installation of intumescent seals and replacement closers.

The doors are part of the significance of the building and their retention is

required to maintain the character of the building.

The Fire Risk Assessment identified a range of necessary interventions.

The proposed works aim to bring the doors up to a standard where they function and perform as a fire door without affecting their general appearance.

The refurbishment strategy aims to retain:

- o The appearance and details of the original doors; and
- o As much as possible of the original doors. This includes the existing ironmongery, locks, push bars, chute bolts, handles, push, and kick plates etc.

A range of different strategies is proposed, the interventions being dictated by the style and location of the door, the level of deformation, and the extent of intervention needed.

The application has been advertised in the press and by means of a site notice. Historic England has issued a letter of authorisation for the case, 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 positioned in the top left corner of the page.

Daniel Pope  
Chief Planning Officer