

Application ref: 2023/2312/P
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Date: 3 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9
c/o Agent
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
University Of London Union Building
Malet Street
London
WC1E 7HY

Proposal:

Extension of screening to refuse areas, new screened storage area, and an electric charging point for trolleys.

Drawing Nos:

BBK-EXT-PRI-DR-100-Site Plan, BBK-EXT-PRI-DR-101 Plan as Existing, BBK-EXT-PRI-DR-102 Plan as Proposed, BBK-EXT-PRI-DR-201-Long Elevations as existing, BBK-EXT-PRI-DR-202-Long Elevations as proposed, BBK-EXT-PRI-DR-203-Cross Elevations and plan as existing, BBK-EXT-PRI-DR-204-Cross Elevations and plan as proposed, BBK-EXT-PRI-DR-205-West Elevation detail, Lavender Link FS73 Birkbeck University of London Project Brief v2 24/10/22.

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:

BBK-EXT-PRI-DR-100-Site Plan, BBK-EXT-PRI-DR-101 Plan as Existing, BBK-EXT-PRI-DR-102 Plan as Proposed, BBK-EXT-PRI-DR-201-Long Elevations as existing, BBK-EXT-PRI-DR-202-Long Elevations as proposed, BBK-EXT-PRI-DR-203-Cross Elevations and plan as existing, BBK-EXT-PRI-DR-204-Cross Elevations and plan as proposed, BBK-EXT-PRI-DR-205-West Elevation detail, Lavender Link FS73 Birkbeck University of London Project Brief v2 24/10/22.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Works are sought to clarify the route under and around the university extension building, 'Lavender Link', and improve the public realm of the undercroft. The works also improve the link between entrances for Birkbeck Central building and Birkbeck Main building. There will be new screening to improve the presentation of the area, shielding any storage/refuse that may detract from the public realm. An electric charging point for trolleys would be installed. The site is in Bloomsbury Conservation Area.

The existing cycle stores suffer from graffiti and represent obstacles making the underpass narrower - the removal of this storage will widen the walkthrough and improve the perception of safety. The nature of the proposal is modest in nature but represents an overall improvement in the public realm link between Malet Street and Torrington Square. The changes will work in tandem with small additions that do not require planning permission such as planters and moveable furniture. There is also an associated advert consent for lighting and wayfinding vinyl on the floor. The electric charging point is considered acceptable.

Overall, the works are considered to tidy and rationalise the existing undercroft and nearby public realm and therefore are supported. Although the 15 cycle storage containers in the underpass are being removed, the university are intending to install new secured permanent bike storage for 52 cycles nearby in the basement of the CLORE building (close to Malet Street courtyard) as part of its long term estate planning. This has been granted planning permission (ref 2020/5676/P). The application states that 12 of the spaces are being installed to off-set the under provision of cycle parking at the Cambridge House development (ref. 2017/7079/P), whilst the remaining 40 spaces are being

installed to cater for the existing and future demand for cycle parking at the Birkbeck campus. For this reason, it is considered that the removal of 15 bike storage spaces in the underpass is not a loss in this case but a re-provision elsewhere.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Due to the nature of the works, the proposal is not expected to have a negative impact on the amenity of neighbouring sites in terms of overlooking, daylight/sunlight or outlook.

No responses were received prior to determination, and the planning history of the site has been taken into account in this decision.

As such, the proposed development is in general accordance with policies A1, 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 2023.

- 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking activities outside these hours


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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer