

Application ref: 2023/3409/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 19 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Neville Bruton Design Limited
10
72 Wapping High Street
London
E1W 2NW
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

School Of Oriental And African Studies
10 Thornhaugh Street
London
Camden
WC1H 0XG

Proposal:

The creation of functional and accessible student focused hubs on each of the 2nd, 3rd and 4th floors of the Philips Building. Replacement of floor finishes, redecoration of walls, doors, architraves, and skirtings. Upgrading existing lighting, fire & security infrastructure. Drawing Nos: Philips Building HERITAGE STATEMENT 18.08.2023, SOAS-PB-BP-001, SOAS-PB-L2-P, SOAS-PB-L3-P, SOAS-PB-L4-P, SOAS-PB-LP-001, REVISED Philips Building DAS 29.09.2023(2), 230438-1405-P7(2), 230438-1500-P4(2), 230438-1403-P7(2), 230438-1501 P2(2), 230438-1404-P7(2), 230438-1502-P6.

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:

Philips Building HERITAGE STATEMENT 18.08.2023, SOAS-PB-BP-001, SOAS-PB-L2-P, SOAS-PB-L3-P, SOAS-PB-L4-P, SOAS-PB-LP-001, REVISED Philips Building DAS 29.09.2023(2), 230438-1405-P7(2), 230438-1500-P4(2), 230438-1403-P7(2), 230438-1501 P2(2), 230438-1404-P7(2), 230438-1502-P6.

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.

- 4 Details of the structural supports shall be submitted to and approved by the Local Authority prior to this part of the works taking place.

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 The Phillips Building is the library building that supports SOAS. It was designed by Denys Lasdun and constructed in 1973. The building is grade II* listed and is within sub section three of the Bloomsbury conservation area.

The Philips Building closes the southern end of Woburn Square, and the leafy trees and late-Georgian terraces were intended to be glimpsed from the building. It is essentially a library with teaching rooms and offices. The eight-storey building does not have its own external ceremonial entrance, which was always through the listed Holden block. The roofs are flat, with a series of diagonally-arranged north-facing roof lights, hidden from the outside. The central library dominates and projects on three floors with a set-back range of academic offices and classrooms (totalling 220 separate rooms) above. Each of the facades of this square, pavilion-plan building has nine bays and there are set-back corners on the four lower storeys. The ground floor formerly had projecting balconies, or terraces, but these were glazed in on the north and east elevations around 2007. A service moat around the building provides light to the basement levels and a delivery entrance on the west side. While relatively little-known, this pavilion library is one of the most powerful library designs of the post-war period, also of interest for being a work of this major post-war architect.

The set piece is the central, top-lit library. This features three levels of concrete-fronted balconies and natural light comes in through a diagonally-set grid of slender concrete ceiling beams. On the lower floors, rooms lead off to provide study and tutorial space within the library, and computer areas to which the centre of the lower level is now dedicated. Reading areas extend into the former terraces, which are now part of the library's interior, and include a mezzanine level divided by concrete fins. The upper corridors, which wrap around the central library, largely retain the simple grooved timber doors and architraves and some original cork floors. The original arrangement with a window at the end of each corridor largely remains, although some temporary rooms have been added to these spaces, blocking off the light and the view.

The proposals affect the second, third and fourth floors of the Phillips Building. The objective is to create three 'hub' spaces where students can access information.

The alterations include the removal of partitions next to the link bridge which leads to the College Building. The removal reinstates the historic plan form and is considered to be a heritage benefit. In addition, partitions are removed from within the teaching rooms, some of which are historic. The removal of the partitions allows a larger open plan area for the creation of the 'hub' spaces. Whilst the removal of historic partitions is to some extent regrettable, the original intention of the building was always that these areas would be flexible. All the doors remain and the views from the corridor will remain the same.

The proposed alterations are considered to be acceptable. The proposed works will not harm the special interest of the grade-II*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have been consulted and have left the decision making to the Local Authority, this has been approved by the Secretary of State.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer