

Application ref: 2023/3305/L  
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Date: 15 November 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Rock Townsend  
Old School  
Exton Street  
London  
SE1 8UE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**School Of Hygiene And Tropical Medicine**  
**Keppel Street**  
**London**  
**WC1E 7HT**

Proposal:

External and internal works including installation of 2 air conditioning units within lower ground floor moat fronting Keppel Street, new roof light on the roof of the infill extension fronting Keppel Street, replacement of lower ground floor windows fronting Gower Street, installation of new kitchen duct in the south courtyard area and creation of bike store at lower ground floor level; internal works including creation of new social cafe space at lower ground floor level, installation of new staircase between lower ground and ground floor and other associated works

Drawing Nos:

Existing

PH3D-RTA-XX-LG-DR-A-00101 ST3\_F; PH3D-RTA-XX-LG-DR-A-00102 ST3; PH3D-RTA-XX-LG-DR-A-00401 ST3\_F; PH3D-RTA-XX-G-DR-A-00402 ST3\_F; PH3D-RTA-XX-LG-DR-A-00501 ST3\_F; PH3D-RTA-XX-G-DR-A-00502 ST3\_F; PH3D-RTA-XX-XX-DR-A-00801 ST3\_F.

Proposed

PH3D-RTA-XX-LG-DR-A-00403 ST3\_F; PH3D-RTA-XX-G-DR-A-00404 ST3\_F; PH3D-RTA-XX-LG-DR-A-00503 ST3\_F; PH3D-RTA-XX-LG-DR-A-00405 P3; PH3D-RTA-XX-

G-DR-A-00406 P2; PH3D-RTA-XX-LG-DR-A-00408 PR2; PH3D-RTA-XX-LG-DR-A-00410 ST4\_F; PH3D-RTA-XX-LG-DR-A-00504 ST4; PH3D-RTA-XX-LG-DR-A-00507 ST3\_F; PH3D-RTA-XX-XX-DR-A-00802 ST3\_F; PH3D-RTA-XX-LG-DR-A-19005 ST4; PH3D-RTA-XX-LG-DR-A-19006 ST4; PH3D-RTA-XX-LG-DR-A-19008 ST4; PH3D-RTA-XX-LG-DR-A-19044 ST4; PH3D-RTA-XX-LG-DR-A-19045 ST4; PH3D-RTA-XX-XX-DR-A-26051 ST4\_T; PH3D-RTA-XX-LG-DR-A-35001 PR1; LH0515-M-57-RF-001 T1; 15946/005 B; 15946/001; PH3D-RTA-XX-LG-DR-A-19072; PH3D-RTA-XX-LG-DR-A-19072 rev A.

#### Supporting

Plant noise emissions assessment prepared by Ion Acoustics Ltd dated 25/05/2023; Heritage Report Appendix B prepared by Troup Bywaters + Anders dated January 2023; Historic Impact Assessment prepared by Richard Griffiths Architects dated May 2023; SKA Assessment Report prepared by BDP dated 24th May 2023.

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:

#### Existing

PH3D-RTA-XX-LG-DR-A-00101 ST3\_F; PH3D-RTA-XX-LG-DR-A-00102 ST3; PH3D-RTA-XX-LG-DR-A-00401 ST3\_F; PH3D-RTA-XX-G-DR-A-00402 ST3\_F; PH3D-RTA-XX-LG-DR-A-00501 ST3\_F; PH3D-RTA-XX-G-DR-A-00502 ST3\_F; PH3D-RTA-XX-XX-DR-A-00801 ST3\_F.

#### Proposed

PH3D-RTA-XX-LG-DR-A-00403 ST3\_F; PH3D-RTA-XX-G-DR-A-00404 ST3\_F; PH3D-RTA-XX-LG-DR-A-00503 ST3\_F; PH3D-RTA-XX-LG-DR-A-00405 P3; PH3D-RTA-XX-G-DR-A-00406 P2; PH3D-RTA-XX-LG-DR-A-00408 PR2; PH3D-RTA-XX-LG-DR-A-00410 ST4\_F; PH3D-RTA-XX-LG-DR-A-00504 ST4; PH3D-RTA-XX-LG-DR-A-00507 ST3\_F; PH3D-RTA-XX-XX-DR-A-00802 ST3\_F; PH3D-RTA-XX-LG-DR-A-19005 ST4; PH3D-RTA-XX-LG-DR-A-19006 ST4; PH3D-RTA-XX-LG-DR-A-19008 ST4; PH3D-RTA-XX-LG-DR-A-19044 ST4; PH3D-RTA-XX-LG-DR-A-19045 ST4; PH3D-RTA-XX-XX-DR-A-26051 ST4\_T; PH3D-RTA-XX-LG-DR-A-35001 PR1; LH0515-M-57-RF-001 T1; 15946/005 B; 15946/001; PH3D-RTA-XX-LG-DR-A-19072; PH3D-RTA-XX-LG-DR-A-19072 rev A.

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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.

- 4 Where original brickwork shall be removed/altered this work should be undertaken by hand and the existing bricks salvaged and safely stored for reuse within the building.

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.

- 5 All repairs to brickwork shall utilise matching bricks salvaged from elsewhere in the building and brickwork repairs and / or repointing shall use lime mortar to match existing,

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 2 new air conditioning units would be located at lower ground floor level within the moat fronting Keppel Street. They would be freestanding and would be positioned against the rear wall of the moat. Existing service runs and risers would be utilised to ensure limited loss or impact to historic fabric. As such, the proposals would preserve the special character of the host listed building.

The proposed new roof light on the lower ground floor infill extension fronting Keppel Street would be installed on a non-original roof and would not be harmful to the character or appearance of the building. Views of the existing infill extension are mainly screened from the street due to the stone parapet that surrounds the existing infill extension. The rooflight would not project above the existing roof of the infill extension. It would not cause additional undue visual intrusion and would not harm to special interest of the listed building and would be considered acceptable.

The proposal includes replacement of lower ground floor windows along Gower Street with double glazed powder coated steel windows. These would match the details and materials of replacement windows at lower ground floor level

fronting Malet Street that have been approved in June 2021 under separate permissions (ref 2021/1920/P and 2021/2383/L)). The Bloomsbury Conservation Area Advisory Committee (CAAC) commented that plastic materials would not be supported however if the replacement windows are metal this would be acceptable. Additional drawings have been submitted to confirm that the replacement windows would be powder coated aluminium to match the approved replacement windows. The windows would create a consistent appearance within the historic building and would be considered acceptable.

New ducting would be installed within the lower ground floor that would discharge through 3 of the high level windows. This follows the existing arrangement so there would be no harmful visual change as a result of these works.

Internal works include the installation of big steps from ground to lower ground floor level to provide an additional seating area to be used for lectures and talks as well as social activities.

The proposal would include the dropping the window sills to open the walls between the internal courtyard and the corridor behind to allow improved circulation space with better use of the corridor and the rooms beyond. These parts of the building have been significantly altered over time so the works would not harm the significance or historic interest of the building and would be considered acceptable. To ensure that the works are carried out sympathetically the brickwork under the window openings would be required to be removed by hand and salvaged and safely stored for reuse within the building. This would be secured by condition. Conditions would also be attached to ensure that any repairs to brickwork should utilise matching bricks and the lime mortar should match the existing and should be used in all brickwork repair.

New seating area would be created from ground to lower ground floor level. This would require the removal of modern slabs and installation of new stairs constructed from engineered timber. A new supporting steel column would be installed at lower ground floor level

It is proposed to remove modern floor finishes throughout the lower ground floor. This would be replaced with terrazzo flooring which would be hard wearing and would be sympathetic to the historic building.

- 2 Existing service routes would be reused without the need to increase their size within the local ground floor areas. New services would be exposed and suspended from the soffits within the refectory and flexible working spaces and concealed within new ceiling voids in the kitchen area. As these spaces are within the lower ground floor level, the new services would not harm any architectural features or areas of significance and would be considered acceptable. New openings would be created within the masonry walls at lower ground floor level facing Keppel Street. This would not harm the architectural significance or historic interest of the building. Conditions would be attached to ensure that any repairs to brickwork should utilise matching bricks and the lime mortar should match the existing and should be used in all brickwork repair.

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 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 2023.

- 3 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