

Application ref: 2023/2364/L
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Burwell Architects
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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:

Refurbishment of existing internal doors and windows to Stair Cores 1, 2 and 3 and along primary circulation, to improve fire safety and accessibility.

Drawing Nos: Location Plan; Phase 3 Internal Fire Strategy - Design and Access Statement (Revision A); Phase 3 Internal Fire Strategy - Photographic Survey (Part 1 & Part 2); Phase 3E - Fire Door Condition Assessment Report; Site Location Plan; Example of Heritage Door Existing and Proposed (Drawing No. 951/PL/135); WINDOW TYPE 1 Stair Core 1 North-East Windows: Existing and Proposed Details (Drawing No. 951_PL_155); WINDOW TYPE 1 Stair Core 1 North Windows: Existing and Proposed Details (Drawing No. 951_PL_156); WINDOW TYPE 1 Stair Core 2 South-East Windows: Existing and Proposed Details (Drawing No. 51_PL_157); WINDOW TYPE 2 Stair Core 2 North-East & Stair Core 3 South-West Windows : Existing and Proposed Details (Drawing No. 951/PL/158); Lower Ground Key; Ground Floor Key; First Floor Key; Second Floor Key; Third Floor Key; Fourth Floor Key.

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; Phase 3 Internal Fire Strategy - Design and Access Statement (Revision A); Phase 3 Internal Fire Strategy - Photographic Survey (Part 1 & Part 2); Phase 3E - Fire Door Condition Assessment Report; Site Location Plan; Example of Heritage Door Existing and Proposed (Drawing No. 951/PL/135); WINDOW TYPE 1 Stair Core 1 North-East Windows: Existing and Proposed Details (Drawing No. 951_PL_155); WINDOW TYPE 1 Stair Core 1 North Windows: Existing and Proposed Details (Drawing No. 951_PL_156); WINDOW TYPE 1 Stair Core 2 South-East Windows: Existing and Proposed Details (Drawing No. 51_PL_157); WINDOW TYPE 2 Stair Core 2 North-East & Stair Core 3 South-West Windows : Existing and Proposed Details (Drawing No. 951/PL/158); Lower Ground Key; Ground Floor Key; First Floor Key; Second Floor Key; Third Floor Key; Fourth Floor Key.

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):

The School of Hygiene & Tropical Medicine, built 1926-8, designed by P Morley Horder and V Rees, is Grade II listed; steel frame construction, faced with Portland stone, in stripped Classical style. The site is within the Bloomsbury Conservation Area, the character and appearance of which is enhanced by the presence of the building.

Internally the building has been subjected to changes resulting in the architectural interest being compromised to some degree. However, certain details, such as the majority of the original doorsets, remain in situ adding character and visual interest to the internal arrangement of the building, thus supporting its architectural significance.

However, due to the age and design of the building, the windows and doors on the primary fire escape stair cores do not meet current fire regulations. In addition, the existing doors on the stair cores and primary circulation routes do not meet modern accessibility standards.

These areas of the building are identified within the Conservation Management Plan (Richard Griffiths Architects, 2013) as being 'Highly Significant' or 'Significant', acknowledging that these '... areas should be conserved, and original features repaired or replaced to match as closely as possible'.

A set of principles has been agreed. These have been set out within the Design and Access Statement.

The proposal is for the refurbishment of the existing doors and windows to improve fire safety and accessibility in a way that retains the historic fabric and is sympathetic the architectural detailing of the building. The existing doors and windows to which works are proposed are identified as part of the application.

It has been agreed that prior to the rolling out of the refurbishment programme one of the doorsets is to be identified to act as a prototype for the refurbishment.

The works are internal and therefore there is no requirement to advertise or consult on the application.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer