

2023/3862/P
University of London Student Union Building



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2023/3862/P

University of London Student Union Building
Photos and Plans

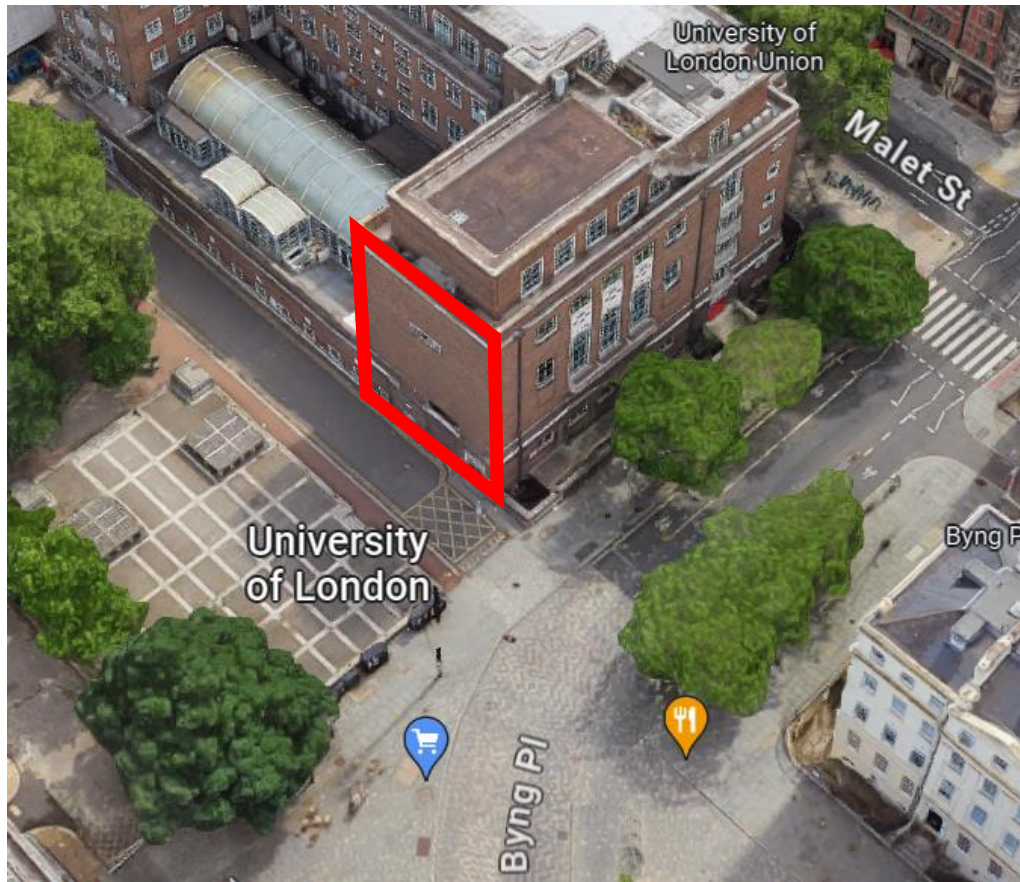


Fig 1. Aerial view.

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University of London Student Union Building Photos and Plans

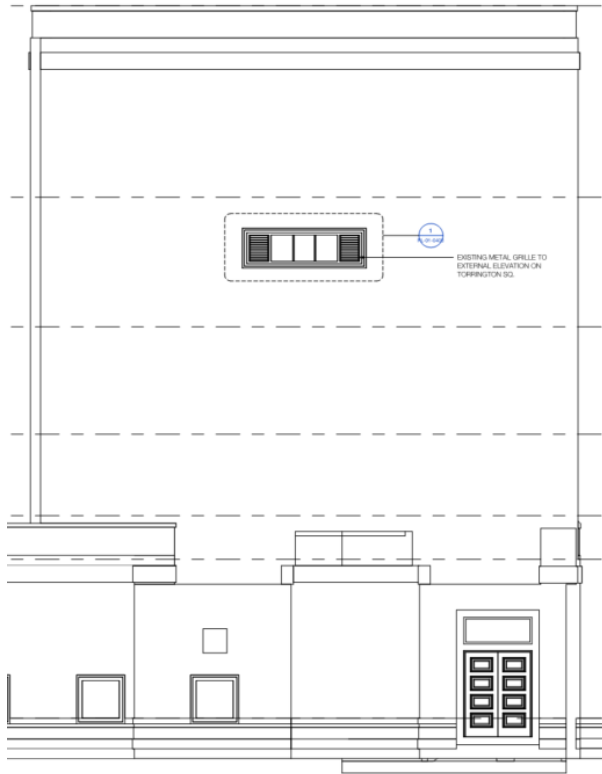


Fig 2. Existing east elevation.

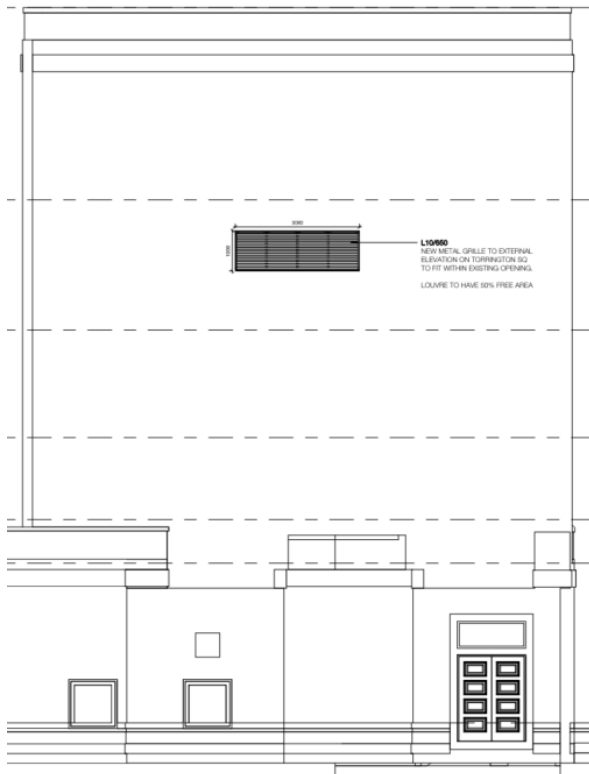
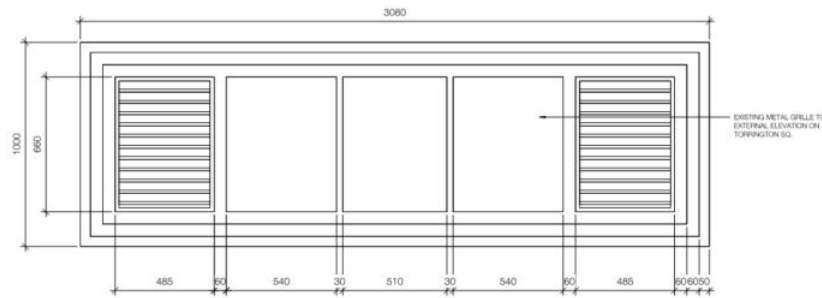


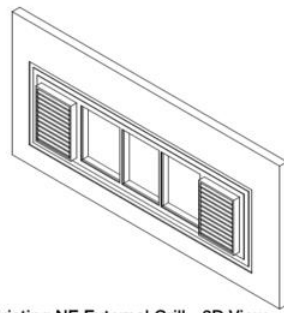
Fig 3. Proposed east elevation.

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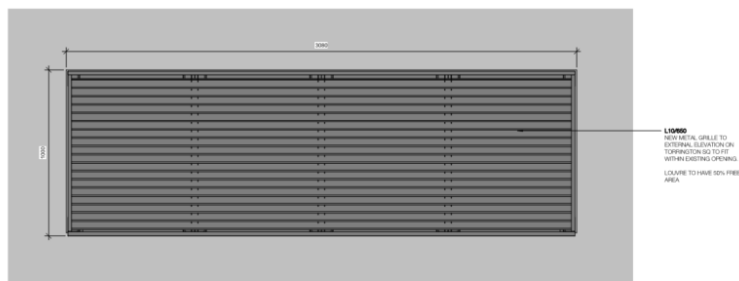


① External NE Grill Detail - Existing
1 : 10



② Existing NE External Grill - 3D View

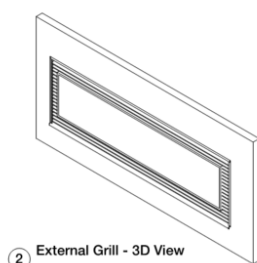
Fig 4. Existing louvre detail.



① External NE Grill Detail - Proposed
1 : 10



PHOTO OF EXISTING GRILLE OVERLOOKING TOTTENHAM SQUARE



② External Grill - 3D View

Fig 5. Proposed louvre detail.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	20/10/2023
		N/A		Consultation Expiry Date:	17/12/2023
Officer			Application Number(s)		
Daren Zuk			2023/3862/P		
Application Address			Drawing Numbers		
University Of London Union Building Malet Street London WC1E 7HY			<i>Refer to Draft Decision Notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alteration to the northeast elevation of the building to replace the existing external louvre.					
Recommendation(s):		Grant Prior Approval			
Application Type:		GPDO Prior Approval Schedule 2, Part 7, Class M			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notice: 17/11/2023 – 11/12/2023 Press Notice: 23/11/2023 – 17/12/2023 Notification letters to adjoining occupiers: 14/11/2023 – 09/11/2023 <i>No responses were received following statutory consultation.</i>					
Bloomsbury CAAC	The Bloomsbury CAAC objected to the proposal. Their comments are summarized below: <i>“The BCAAC strongly objects to this planning application which proposes to change the one opening on this north-facing solid brick wall from 5 grills to just 1 grill. Such a proposal would create an out of keeping warehouse feel & very much change the character of this noble, solid brick wall in this building which is located in such a important Conservation Area.”</i> Officer’s Response: <i>The design assessment of this prior approval application is limited to whether the proposed alteration is constructed using materials which have a similar external appearance to those used for the building being extended or altered. Further assessment on the design of the proposal and impacts on heritage are discussed in Sections 4 and 5.</i>					

Site Description

The application site relates to the University of London Student Union building, located at the junction of Malet Street and Byng Place. It stands six-storeys in height and also has a frontage facing Torrington Square.

The surrounding area is predominately in use as educational facilities relating to the University of London, UCL, Birkbeck, and ancillary offices. Commercial uses are located to the west of the site closer to Gower Street. The application site is located within the Bloomsbury Conservation Area and is not listed.

Relevant History

N/A

Relevant policies

National Planning Policy Framework 2023

London Plan 2021

Camden Local Plan 2017

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Assessment

1. Proposal

- 1.1. The proposal seeks prior approval for the replacement of an existing external louvre along the Torrington Square elevation.
- 1.2. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) Schedule 2, Part 7 allows for development consisting of non-domestic extensions and alterations. Class M within that part allows for the erection, extension or alteration of a school, college, university, prison or hospital building.
- 1.3. The proposal does qualify for a prior approval under Class M of Part 7 and would therefore need to comply with a number of conditions listed within sub-paragraph M.2 [(a)-(j)]. Condition (f) in sub-paragraph A.2 relates to the need for the developer to apply to the local planning authority for prior approval as to
- (i) *Transport and highways impacts of the proposed development;*
 - (ii) *The design and external appearance of the erection, extension or alteration; or*
 - (iii) *The impact of the development on heritage and archaeology;*

2. Assessment

2.1. *Assessment against Part 7, Class M Conditions:*

Class M: Erection, extension or alteration of a school, college, university, prison or hospital building		
If yes to any of the questions below the proposal is not permitted development:		Yes/No
M.1(a)	If the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of – (i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on the relevant date; or (ii) 250 square metres.	(i) No (ii) No
M.1(b)	In the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises.	No
M.1 (ba)	In the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land.	N/A

M.1(c)	If, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used.	N/A
M.1(d)	If the height of any new building erection would exceed – (i) If within 10 metres of a boundary of the curtilage of the premises, 5 metres; or (ii) In all other cases 6 metres	N/A
M.1 (da)	If the height of any rooftop structure would exceed 1.5 metres.	N/A
M.1(e)	If the height of the building as extended or altered would exceed – (i) If within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or (ii) In all other cases, the height of the building being extended or altered.	(i) No (ii) No
M.1(f)	If the development would be within the curtilage of a listed building; or	No
M.1(g)	Unless – (i) In the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education; (ii) In the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services; (iii) In the case of prison buildings – a) the predominant use of the existing buildings on the premises is for the confinement of prisoners; and b) In the case of a closed prison, the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on the relevant date.	(i) Yes (ii) N/A (iii) N/A

3. Transport and highways impacts of the proposed development

- 3.1. The subject site comprises a six-storey (plus basement) building in use as the University of London's Student Union Building. The proposal is limited to the replacement of an external louvre along the Torrington Square elevation (east), thus there are not considered to be any transport or highways impacts as a result of the development.

4. The design and external appearance of the erection, extension or alteration

- 4.1. The existing external metal louvre is located on the third level on the Torrington Square (east) elevation, and measures 1m in height and 3.1m in length.



Fig 1. Existing east elevation with louvre.

- 4.2. The proposed replacement metal louvre will be of the same dimensions, utilising the existing opening along the east elevation. No changes to materiality, design, or size are proposed.

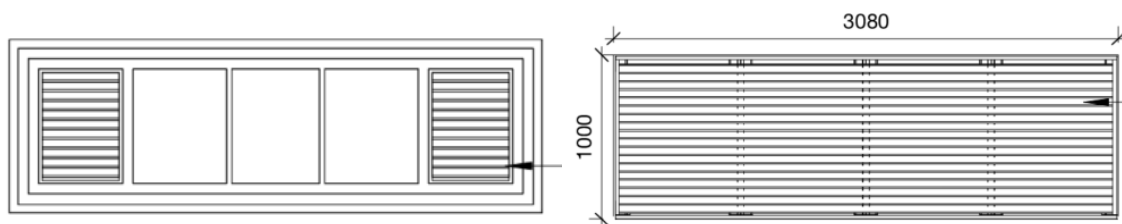


Fig 2. Existing louvre (left) and proposed louvre (right)

- 4.3. Therefore, given the above it is concluded that the external appearance of the proposed louvre, and for the purposes of Part 7, Class M of the 2015 Order would be acceptable. Within the context of that permitted development right, the external appearance of the building would also accord with Policy D1 (Design) of the Camden's Local Plan 2017 and Design CPG, as well as the London Plan 2021 and Section 12 of the NPPF 2023.

5. Impact of the development on heritage

- 5.1. The subject site is located within the Bloomsbury Conservation Area and located nearby multiple Grade II (27-32 Torrington Square and 1 Byng Place) and Grade I (Church of Christ the King) buildings.
- 5.2. Given the minor scale of the proposed alteration, and the use of matching materials, it is not considered that the proposed replacement louvre would create any negative impacts to the character and setting of the nearby listed buildings nor the character of the wider Bloomsbury Conservation Area.
- 5.3. Therefore, given the above it is concluded that the external appearance of the proposed louvre, and for the purposes of Part 7, Class M of the 2015 Order would be acceptable. Within the context of that permitted development right, proposal would also accord with Policy D2 (Heritage) of the Camden's Local Plan 2017.

6. Recommendation: Grant prior approval

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th January 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/3862/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 9 January 2024

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

DP9
SW1Y 5NQ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Prior Approval Required - Approval Given

Address:

University Of London Union Building
Malet Street
London
WC1E 7HY

DECISION

Proposal:

Alteration to the northeast elevation of the building to replace the existing external louvre.

Drawing Nos:

BCCT-HBA-00-RF-DR-A-PL-00-0100 Rev P01, BCCT-HBA-01-ZZ-DR-A-PL-20-0200 Rev P02, BCCT-HBA-01-ZZ-DR-A-PL-01-0200 Rev P03, BCCT-HBA-01-ZZ-DR-A-PL-01-0400 Rev P03, BCCT-HBA-01-XX-DR-A-PL-20-0400 Rev P02, Covering Letter

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above and hereby determines that prior approval is required and **gives approval**.

Condition(s) and Reason(s):

- 1 The proposed works fall within Class M of Part 7 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and comply with the limitations and conditions of this class.

Informative(s):

- 1 It is a requirement of the above condition that the development must be completed within a period of 3 years starting with the date prior approval is granted.
- 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 such 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 2023.

Yours faithfully

Chief Planning Officer