

11 April 2024

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London
WC1H 9JE

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Dear Planning Department,

**TOWN AND COUNTRY PLANNING ACT 1990
BIRKBECK, UNIVERSITY OF LONDON, MALET STREET, LONDON, WC1E 7HX
APPLICATION FOR NON-MATERIAL AMENDMENT UNDER SECTION 96A OF THE TOWN AND
COUNTRY PLANNING ACT 1990 (TCPA)**

On behalf of the Applicant, Birkbeck, University of London ('Birkbeck'), we hereby enclose an application to the Local Authority for a non-material amendment to application ref. 2023/2312/P on the site at Malet Street, WC1E 7HX (the 'Site').

Birkbeck is a member institution of the University of London and is an educational establishment based within the Borough providing higher education services from its buildings within Bloomsbury. Birkbeck's main building is located on Malet Street with its primary entrance on Torrington Square and, in recent years, it has acquired the former 'Student Central' building on Malet Street which neighbours the extension to Birkbeck's main building. Following this acquisition, this building has been subsequently rebranded as 'Birkbeck Central'. The acquirement of Birkbeck Central as part of Birkbeck's 200th anniversary celebrations signalled Birkbeck's continuing commitment to provide and expand its higher education services within the Borough. Birkbeck is now considering how best to improve its buildings and surrounding environment within its portfolio and is seeking an amendment to the consented planning permission to assist this this improvement strategy.

Birkbeck Central's main entrance opens to the south-west (Malet Street) whilst Birkbeck's Main Building's entrance opens to the north-east (Torrington Square). The most direct access between the two buildings runs through a 'link' courtyard of the extension to Birkbeck's main building within the public realm – shown within the accompanying site location plan. Birkbeck has recently gained planning permission under ref. 2023/2312/P for improvement works to this space, including a screened storage area and electric charging points for trolleys. In looking to improve upon the agreed position, the Applicant are now applying for some additional gates to be input into this screened area.

Proposal

The public realm link provides a connection between Malet Street to Torrington Square and is used by Birkbeck students and staff, students and staff of other educational institutions within the



area, as well as visiting members of the public. As existing, this link is considered poor quality space however will be improved by the siting of the improvement works already agreed through planning.

Planning Permission is sought to install some additional screens to match those already installed within this space. This is being submitted as a non-material amendment due to its minor change from the consented position under ref. 2023/2312/P.

Assessment

The proposed changes to ref. 2023/2312/P are minor and non-material, they do however represent an overall improvement to this important public realm link between Malet Street and Torrington Square. Overall, these proposed changes result in a more inviting space for students and passers-by and are understood to be in accordance with planning policy.

Submitted separately to this application is a consent to display advertisements for Birkbeck branding on the screening around this area, this is shown on the planning drawings as 'BBK branding' and is the subject of a separate application.

Overall, it is considered that the proposed works sought through this application all represent a net benefit to the wider area in which the Site is located and as a result, it is considered that this non-material amendment is in line with planning policy and should be granted consent.

Documents & Fee

Alongside this Covering Letter, the following documents accompany this application:

- Site Location Plan, prepared by Birkbeck;
- Plan and Section AA (BCB south elevation) - as Existing, prepared by Birkbeck; and
- Plan and Section AA (BCB south elevation) – Proposed, prepared by Birkbeck.

We trust that the enclosed information is sufficient for notification purposes. Should you wish to discuss any aspect of this notification, please contact Marcus Stuart of this office.

Yours faithfully,

DP9 Ltd.

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