

Application ref: 2024/1300/P
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Date: 21 May 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/planning

Gerald Eve
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
36-38 Gordon Square
London
WC1H 0PD

Proposal: Installation of external platform lift, new gate in front railings, replacement front door, replacement of door and window at lower ground floor and lowering of rear courtyard area

Drawing Nos: Site Location Plan P24-0166-BA-A1-ZZ-DR-A-3000 P01, P24-0166-BA-A1-B-DR-A-3050 P01, P24-0166-BA-A1-B-DR-A-3060 P01, P24-0166-BA-A1-GF-DR-A-3051 P03, P24-0166-BA-A1-XX-DR-A-4000 P01, P24-0166-BA-A1-XX-DR-A-4001 P01, P24-0166-BA-A1-XX-DR-A-4002 P01, P24-0166-BA-A1-XX-DR-A-4003 P01, P24-0166-BA-A1-XX-DR-A-7100 P04, P24-0166-BA-A1-XX-DR-A-4103 P02, P24-0166-BA-A1-GF-DR-A-3201 P03, P24-0166-BA-A1-B-DR-A-4010 P01, P24-0166-BA-A1-GF-DR-A-3201 P03, P24-0166-BA-A1-GF-DR-A-3205 P02, P24-0166-BA-A1-XX-DR-A-4100 P02, P24-0166-BA-A1-XX-DR-A-4101 P01, P24-0166-BA-A1-XX-DR-A-4102 P01, P24-0166-BA-A1-XX-DR-A-4104 P01, P24-0166-BA-A1-XX-DR-A-6000 P01, P24-0166-BA-A1-XX-DR-A-6001 P01, P24-0166-BA-A1-XX-DR-A-7105 P03, P24-0166-BA-A1-B-DR-A-3200 P05, Cover Letter, Design, Access and Heritage Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan P24-0166-BA-A1-ZZ-DR-A-3000 P01, P24-0166-BA-A1-B-DR-A-3050 P01, P24-0166-BA-A1-B-DR-A-3060 P01, P24-0166-BA-A1-GF-DR-A-3051 P03, P24-0166-BA-A1-XX-DR-A-4000 P01, P24-0166-BA-A1-XX-DR-A-4001 P01, P24-0166-BA-A1-XX-DR-A-4002 P01, P24-0166-BA-A1-XX-DR-A-4003 P01, P24-0166-BA-A1-XX-DR-A-7100 P04, P24-0166-BA-A1-XX-DR-A-4103 P02, P24-0166-BA-A1-GF-DR-A-3201 P03, P24-0166-BA-A1-B-DR-A-4010 P01, P24-0166-BA-A1-GF-DR-A-3201 P03, P24-0166-BA-A1-GF-DR-A-3205 P02, P24-0166-BA-A1-XX-DR-A-4100 P02, P24-0166-BA-A1-XX-DR-A-4101 P01, P24-0166-BA-A1-XX-DR-A-4102 P01, P24-0166-BA-A1-XX-DR-A-4104 P01, P24-0166-BA-A1-XX-DR-A-6000 P01, P24-0166-BA-A1-XX-DR-A-6001 P01, P24-0166-BA-A1-XX-DR-A-7105 P03, P24-0166-BA-A1-B-DR-A-3200 P05, Cover Letter, Design, Access and Heritage Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is Grade II listed and located within the Bloomsbury Conservation Area. The works are required to help improve accessibility and mobility within UCL's Political Sciences Building.

The works to the front elevation involve the replacement of the existing entrance door, the installation of a platform lift and alterations to the railings to create a gate to access the lift. The proposed door, although wider, would match the appearance of the existing and is acceptable. The platform lift would be located behind the railings which would be altered to provide a gate which would not detract from appearance of the elevation. This would help provide better access to the lower ground floor via the lightwell which is supported. An existing door and window at lower ground floor would be replaced with a similar door and window. These have limited visibility from the public realm and are considered appropriate. These proposals would not significantly detract from

the appearance of the listed building.

To the rear, the external courtyard area would be levelled. This would involve removing a raised concrete platform area which is non-original, and no excavation would be required. This would also not impact therefore on any tree roots and the existing tree is to remain. This would help provide access to the rest of the Political Sciences department at 29-30 Tavistock Square which is supported.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest, under s.66 and the character and appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Also having due regard to the Public Sector Equality Duty, the proposal would also have a clear and positive impact on those experiencing barriers to accessibility, including disabled people, those with young children, and older people.

As such, the proposed development is in general accordance with policies A1, C6, 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.

- 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.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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