

Application ref: 2024/1096/L  
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**Development Management**  
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Flat 10  
72 Wapping High Street  
London  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**School Of Oriental And African Studies**  
**10 Thornhaugh Street**  
**London**  
**Camden**  
**WC1H 0XG**

Proposal:

The interior repurposing and refurbishment of approximately 194SQM of ancillary accommodation which occupies part of the original building demise and later 1980s west courtyard infill on the lower ground floor level.

Drawing Nos: SOAS-CB-LP-001, SOAS-CB-BP-001, Covering Letter 19 March 2024, College Building Heritage Statement March 2024, Design and Access Statement March 2024, SOAS-CB-G-001P, SOAS-CB-LG-001P, SOAS-CB-EX-LG-001P, SOAS-CB-EX-LG-002P, SOAS-CB-EX-LG-004P, SOAS-CB-EX-LG-005P, SOAS-CB-PR-G-001P, SOAS-CB-PR-LG-001P, SOAS-CB-PR-LG-004P, SOAS-CB-PR-LG-006P, SOAS-CB-PR-LG-007P, SOAS-CB-PR-LG-008P.

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:

SOAS-CB-LP-001, SOAS-CB-BP-001, Covering Letter 19 March 2024, College Building Heritage Statement March 2024, Design and Access Statement March 2024, SOAS-CB-G-001P, SOAS-CB-LG-001P, SOAS-CB-EX-LG-001P, SOAS-CB-EX-LG-002P, SOAS-CB-EX-LG-004P, SOAS-CB-EX-LG-005P, SOAS-CB-PR-G-001P, SOAS-CB-PR-LG-001P, SOAS-CB-PR-LG-004P, SOAS-CB-PR-LG-006P, SOAS-CB-PR-LG-007P, SOAS-CB-PR-LG-008P.

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 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Plan, elevation and section drawings of all new external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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 Grade II College Building forms part of the SOAS central London Campus, associated with the University of London and includes the Philips Building (Grade II\*) which the College Building is connected to, the Brunei Gallery, the Paul Webley Wing of Senate House (Grade II\* and 53 Gordon Square, all of which sit within the Bloomsbury Conservation Area.

The building was designed by Charles Holden and was constructed from 1939-45. The building is five storeys over a basement, the principal south facing elevation has 17 windows and there is a curved corner bay to the eastern end. The building is constructed from brown brick and has Portland Stone dressings, windows have flush metal frames with horizontally set panes. The building is linked to the Philips Building designed by Denis Lasdun via link corridors on each floor.

The proposals are to introduce security gates within the ground floor reception area and refurbishment works at lower ground floor level which include the introduction of security gates, the refurbishment of two W.Cs and shower areas, the replace of internal modern doors, the replacement of the suspended ceiling, and the upgrade or various services.

The security gates at ground floor level are sensitively located and do not impact any historic fabric.

The alterations at lower ground floor result in the removal of modern partitions, doors, suspended ceilings and sanitary ware. The replacements are modern in appearance, however as this is an area of the building that has already been altered and is of relatively low significance this will not harm the historic and architectural interest of the building. The alterations create a secure access into the building and rationalise the space so it can be used effectively.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer