

Application ref: 2023/1436/L  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Rock Townsend  
Old School  
Exton Street  
London  
SE1 8UE

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**  
**Camden**  
**WC1E 7HT**

Proposal: Erection of an extension to the existing lift core and stair, removal of dormer windows and installation of replacement mansard roof, replacement of roof plant on the roof of the Central Wing, and infilling of windows on the southern side elevation, internal works including extension to stairs in the southern core and replacement of internal doors all in association with the existing use.

Drawing Nos: Ph3B-RTA-ZZ-XX-DR-A-00101 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00102 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00105 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00131 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00132 rev PL02; Ph3B-RTA-ZZ-ZZ-DR-A-00133 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00134 rev PL02; Ph3B-RTA-ZZ-XX-DR-A-00135 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00136 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00137 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00138 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00139 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00141 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00142 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00165 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00166 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00167 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00171 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00175 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00176 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00195 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00196 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00197 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00145 rev PL02.

Phase 3B: Central Wing - L4, L5 &L6 D&A: Removal of original doors Rev A prepared by Rock Townsend dated 16/11/2023.

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:

Ph3B-RTA-ZZ-XX-DR-A-00101 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00102 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00105 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00131 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00132 rev PL02; Ph3B-RTA-ZZ-ZZ-DR-A-00133 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00134 rev PL02; Ph3B-RTA-ZZ-XX-DR-A-00135 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00136 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00137 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00138 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00139 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00141 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00142 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00165 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00166 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00167 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00171 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00175 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00176 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00195 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00196 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00197 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00145 rev PL02.

Phase 3B: Central Wing - L4, L5 &L6 D&A: Removal of original doors Rev A prepared by Rock Townsend dated 16/11/2023.

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, or samples of materials as appropriate, 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:

a) Details of methodology of repair of the lift surround including all materials.

b) Plan, elevation and section drawings of all replacement doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including all materials.

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.

- 5 The colour and materials for the extended staircase hereby approved shall match the original staircase.

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.

- 6 Any original doors that would be removed shall be salvaged and stored for use elsewhere within the building.

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.

The proposal relates to the internal reconfiguration and improvement of the 4th, 5th and 6th floors of the London School of Hygiene and Tropical Medicine (LSHTM). The proposal relates to the central wing of the building with the majority of the external works taking place at 6th floor (roof) level. This existing part of the roof incorporates a significant area of plant equipment.

#### EXTERNAL WORKS

It is proposed to replace the existing slab and floor finish at roof level and rationalise and replace the existing plant. The existing Gower Street stairwell and lift core would be extended to the 6th floor and would measure 3.6m (width) by 5.2m (height) at roof level. The extension would be set back 6.4m from the Gower Street elevation. It would be mainly screened from any public vantage point due to its location within the roof and as such it would be considered acceptable. The eastern part of the roof includes dormer windows which serve storage areas. The proposal would seek to replace the prominent dormer windows that front onto Gower Street with a mansard roof to create additional lab space. The mansard would be clad with a zinc finish. The proposed roof design and materials would be more in keeping with the mansard roof designs visible on local roofs, which is considered acceptable on this historic building.

The mechanical plant on the roof would be replaced with more efficient mechanical plant. This would include the removal of a number of large ducts

which would help to reduce visual clutter on the roof of this Grade II listed building. The removal of these ducts through the rationalisation of the roof plant would be an enhancement to the special architectural significance of the building.

Existing windows at 4th, 5th and 6th floor levels facing into the southern courtyard would be infilled. The windows are the result of latter 20th century alterations and the proposed works would be not harm the special interest of the building. It is also proposed to remove mechanical plant that screens the existing windows fronting Malet Street at 5th floor level. This would be an enhancement to the façade at this level. It is proposed to block up the windows with Portland stone to ensure that the new internal lab spaces at this level can be thermally regulated. The loss of the windows is regrettable however the general appearance and articulation of the windows from street level would be retained. Overall the proposed external works would not harm the historic significance of the building and would be considered acceptable.

### INTERNAL WORKS

Internally, the layout of the building has been significantly altered over the years and therefore makes little contribution to the heritage significance of the building. Two categories of features that do retain some degree of heritage value are the stairs and doors.

#### Stairs:

The two main and architecturally significant stair cores are located at the north and south end of the building. The northern core has already been extended upwards above the 4th floor. This proposal includes a similar extension for the southern (Gower) stair which would not be considered harmful to the architectural significance of the building. Originally, the new section of stair took inspiration from the existing stair without slavishly copying the detail. Revised plans have been received to include thicker spindles within the extended stair section. This retains the solidity between the balustrade and handrail. The finish of the steps themselves is to be replicated. A condition would be attached to ensure that the materials and colour of the staircase extension match the original.

#### 2 Doors:

As part of the refurbishment works it is proposed to upgrade the landings at level 4 to meet current building regulations. Part of these works would require the removal of 2 sets of doors that access onto the communal area outside the existing lift. Two existing door openings would also be required to be blocked up to accommodate the new stairwell extension. It is not clear if the new doors would follow the door refurbishment strategy that has been agreed as part of more recent listed building consents. A condition would therefore be attached to require the details of new doors to be submitted to ensure that they follow the door refurbishment strategy. A condition would also be attached to ensure any redundant doors would be salvaged for use elsewhere in the building in order to preserve the historic fabric and the remnant architectural significance within the building.

#### Lift:

It is proposed to replace the current lift. Any damage to the lift surrounds

would be made good. A condition would be attached requiring the submission of the methodology of repair and details of materials to be used.

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 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 National Planning Policy Framework 2023.

- 3 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 2023.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer