

Application ref: 2024/2089/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@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

www.camden.gov.uk/planning

Neville Bruton Design Limited
10
72 Wapping High Street
London
E1W 2NW
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:

Essential roof waterproofing works to areas of both the Grade II* Philips Building and Grade II College Building.

Drawing Nos: Location plan, SOAS-PB-LP-001P, Design and Access Statement May 2024, Philips Building HERITAGE STATEMENT May 2024, Covering Letter 23 May 2024, SOAS-R-GD-002P, SOAS-R-GD-001P, SOAS-PBCB-RL-001P Rev A, SOAS-PB-BP-001P.

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:

Location plan, SOAS-PB-LP-001P, Design and Access Statement May 2024, Philips Building HERITAGE STATEMENT May 2024, Covering Letter 23 May 2024, SOAS-R-GD-002P, SOAS-R-GD-001P, SOAS-PBCB-RL-001P Rev A, SOAS-PB-BP-001P.

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 The two roof lights shall be sprayed black to reduce their visual impact.

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 Phillips Building is the library building that supports SOAS. It was designed by Denys Lasdun and constructed in 1973. The building is grade II* listed and is within sub section three of the Bloomsbury conservation area.

The Philips Building closes the southern end of Woburn Square, and the leafy trees and late-Georgian terraces were intended to be glimpsed from the building. It is essentially a library with teaching rooms and offices. The eight-storey building does not have its own external ceremonial entrance, which was always through the listed Holden block. The roofs are flat, with a series of diagonally-arranged north-facing roof lights, hidden from the outside. The central library dominates and projects on three floors with a set-back range of academic offices and classrooms (totalling 220 separate rooms) above. Each of the facades of this square, pavilion-plan building has nine bays and there are set-back corners on the four lower storeys. The ground floor formerly had projecting balconies, or terraces, but these were glazed in on the north and east elevations around 2007. A service moat around the building provides light to the basement levels and a delivery entrance on the west side. While relatively little-known, this pavilion library is one of the most powerful library designs of the post-war period, also of interest for being a work of this major post-war architect.

The set piece is the central, top-lit library. This features three levels of concrete-fronted balconies and natural light comes in through a diagonally-set grid of slender concrete ceiling beams. On the lower floors, rooms lead off to

provide study and tutorial space within the library, and computer areas to which the centre of the lower level is now dedicated. Reading areas extend into the former terraces, which are now part of the library's interior, and include a mezzanine level divided by concrete fins. The upper corridors, which wrap around the central library, largely retain the simple grooved timber doors and architraves and some original cork floors. The original arrangement with a window at the end of each corridor largely remains, although some temporary rooms have been added to these spaces, blocking off the light and the view.

The proposals are to replace the bitumen roof covering to address various leaks. The bitumen roof covering is removed and replaced with a Bauder roof covering system which has similar properties and a similar appearance to the bitumen covering. Additional insulation is added increasing the depth from 50mm to 120mm, this will not have an impact on any architectural detailing.

Redundant roof furniture is removed as a result of the works creating a less cluttered appearance to the roof and to ensure the roof system is applied effectively.

Two roof lights are also replaced - a condition will be added to the consent requiring these to be sprayed black so that they do not stand out against the roof.

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. Historic England have been consulted and have suggested the LPA determine the application, this advice has been endorsed by the Secretary of State. 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer