

Application ref: 2024/0128/L
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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:

Refurbishment works to the 5th floor corridor areas of the Philips Building which include the replacement of existing suspended ceilings, upgrading of doors, floor finishes, decorations and the upgrading of localised service infrastructure and associated fire stopping.

Drawing Nos: Heritage Statement January 2024, Covering Letter 12 January 2024, SOAS-PB-L5-001P, SOAS-PB-BP-001, SOAS-PB-LP-001, SOAS-PB-L5-011P Rev A, SOAS-PB-L5-010P Rev A, SOAS-PB-L5-002P, Design and Access Statement Rev A 16 July 2024(2).

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:

Heritage Statement January 2024, Covering Letter 12 January 2024, SOAS-PB-L5-001P, SOAS-PB-BP-001, SOAS-PB-LP-001, SOAS-PB-L5-011P Rev A, SOAS-PB-L5-010P Rev A, SOAS-PB-L5-002P, Design and Access Statement Rev A 16 July 2024(2).

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 Details of the new ironmongery shall be submitted to and approved by the LPA prior to this part of the works commencing.

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 proposals are to refurbish the fifth floor according to refurbishment works that have already taken place on the 2nd, 3rd and 4th floors consented under application 2022/5402/L. The works include the replacement of ceiling tiles and flooring, the upgrade of lighting, fire and security infrastructure, and the removal of modern partitions to reinstate part of the plan form.

In addition, the doors on the fifth floor are replaced with fire resistant doors in order to meet current safety requirements. The existing doors, whilst historic, are plain in appearance and have been either extensively painted or laminated so the grain of the wood is no longer visible. The proposed doors are of similar wood and will be painted to match the existing. Any historic ironmongery will be retained and where it is missing shall be reinstated.

It should be noted that the doors are mentioned in the list description, however the proposed doors adequately replicate the original doors whilst also providing greater fire protection to those using the building.

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:

<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 quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer