

Application ref: 2020/3197/P
Contact: Josh Lawlor
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Date: 10 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

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310 Studio
Brightbow Workspace
62 Bedminster Parade
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BS3 4HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
183-193
Euston Road
London
NW1 2BE

Proposal:

Alterations to rear exit including installation of accessible ramp and staircase with metal railings and stone plinth and piers, installation of dual height video intercoms, resurfacing and expansion of the pavement and alterations to drop-off, demolition and removal of stone staircase and stone and metal parapet wall (all works on Gower Place).

Drawing Nos:

Supporting documents: L067_A_Z100_Planning_Drawing Issue Sheet L067_Design and Access Statement, L067_SK_1002 Response to planning comments, Welcome Ramp Access Appraisal GCL 2020, Wellcome Collection Emergency Access Ramp - CAE Design Appraisal, Planning Updates Railings.

Existing and proposed drawings:

L067_A_G100_P, L067_A_G200_XP, L067_A_G200_XE, L067_A_G200_XS,
L067_A_G200_XP_REV_P1, L067_A_G200_P Rev_P1, L067_A_G200_E Rev_P1,
L067_A_G200_S_01_Rev-P1, L067_A_G200_S_02, L067_A_G200_P_01_REV_P2,
L067_A_G200_P_REV_P1.

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 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Supporting documents: L067_A_Z100_Planning_Drawing Issue Sheet
L067_Design and Access Statement, L067_SK_1002 Response to planning comments, Welcome Ramp Access Appraisal GCL 2020, Wellcome Collection Emergency Access Ramp -CAE Design Appraisal, Planning Updates Railings.

Existing and proposed drawings:

L067_A_G100_P, L067_A_G200_XP, L067_A_G200_XE, L067_A_G200_XS,
L067_A_G200_XP_REV_P1, L067_A_G200_P Rev_P1,
L067_A_G200_E_Rev_P1, L067_A_G200_S_01_Rev-P1,
L067_A_G200_S_02, L067_A_G200_P_01_REV_P2,
L067_A_G200_P_REV_P1.

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

Informative(s):

- 1 Reason for granting permission-

The building is home to the Wellcome Collection and Wellcome Trust which is a public museum and library (Class F1 Learning and non-residential institution). The application relates to the existing rear access to the southern side of the building located on Gower Place. The rear door is used primarily in the event of evacuation and is currently a back-of-house facility with no current public use. The rear has undergone alteration with the Gibbs building removing a section of the rear of 183 partly for the provision of basement parking and 3 x loading bays into the Gower Place brick façade. The Gower Street elevation retains a

double light well serving a double basement across three bays with associated ironwork railings and stone boundary treatment. The rear exit features Portland stone steps and large traditional timber doors. The building is not statutory listed, but is identified as making a positive contribution to the character of the Bloomsbury Conservation Area.

The proposal would see the loss of a light well serving a double basement across three bays, the associated railings and stone boundary treatment across four bays and the stone stairs. The loss of the light well and these historic architectural details is considered to cause some harm to the host building and character of the Bloomsbury Conservation Area. However, this harm is considered to be on the low end of less than substantial harm as the proposed ramp is of high architectural quality and would deliver clear public benefits to disabled visitors.

CPG Design paragraph 5.6 states that 'alterations to a property and the materials used should always be complementary to the existing building and its original features. The ramp would consist of a stone pier with lightweight bronze railings above. The ramp would be clearly contemporary and therefore avoid a pastiche, but the more traditional form and materials would make reference to the host historic building. The use of permeable railings would reduce the appearance of bulk and overall the design is considered to be high quality. The large timber doors would be retained with on hold openers with the proposed metal glass doors set back.

The installation of the dual height video intercoms and alterations to the existing roller shutter are a minor addition that would not cause harm to the character or appearance of the building.

The Council support the application which would improve standards of accessibility and inclusivity for all users of the Wellcome Trust and Wellcome Collection. The ramp would improve the escape route for all users. The submitted drawings would have a gradient of no more than 1:12. There would be grab rails to both sides and a non-slip surface to the ramp. There would be a width of 1500mm between the upstands and suitable guarding.

The Wellcome Collection hosts workshops for groups of students with a range of special educational needs and disabilities (SEND) which take place around 2-3 times per month (depending on the time of year). Currently access to these workshops use a difficult route which places unnecessary strain on both workshop attendees and staff resources. Furthermore, in the event of a platform lift failure, the step-free evacuation route is convoluted and requires evacuation laterally through no. 251 Gibbs building. This situation is not ideal and the ramp would improve the evacuation strategy for buggy, pushchair, wheelchair user and the mobility impaired user.

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Para 196 of the National Planning Policy Framework (NPPF) states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The public benefits of improving access for

SEND groups and improving the emergency exit strategy would outweigh the less than substantial harm to the Bloomsbury Conservation Area which is caused through the loss of the stone and metal boundary treatment and lightwell.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal would not cause harm to neighbouring residential amenity. The proposed enlargement of the drop off area is acceptable as it is not increase parking. The drop off area is not an official drop off bay but a single yellow line bay with no loading restriction. There would be a reduction in the crossover width. The footpath would retain its 2.4m and therefore not reduce the free movement of pedestrians.

The Council, as the local highway authority, is responsible for the quality, maintenance and safety of the borough's roads and footpaths. The extension of the pavement into the tarmac loading bay is an acceptable alteration to the footway. The Councils contractor must carry out these works including the reinstatement of the pavement and to tidy the existing pavement area adjacent to the new ramp. A highways contribution is secured as a section 106 planning obligation.

No objections have been received from residents prior to making this decision. The planning history of the site has been taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, D1, D2, T1, C6 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 4 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
London Borough of Camden 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.

- 5 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).
- 6 This permission is granted without prejudice to the necessity of obtaining
consent under the Town and Country Planning (Control of Advertisements)
(England) Regulations 2007. Application forms may be obtained from the
Council's website, www.camden.gov.uk/planning or the Camden Contact
Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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:

<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



Daniel Pope
Chief Planning Officer