

Application ref: 2024/2726/P  
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Date: 21 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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

Ingram Consultancy Limited  
Holly Cottage  
Lower Street  
Upton Noble  
BA4 6BB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Student Union**  
**25 Gordon Street**  
**London**  
**WC1H 0AY**

Proposal:

Demolition and replacement of the existing first floor terracotta balcony and structural concrete slab and new balcony drainage

Drawing Nos: Site Location Plan, 2022-013-GS-EX-ELV-01 00, 2022-013-GS-EX-ELV-02 00, 2022-013-GS-EX-PLN-01 00, 2022-013-GS-EX-PLN-02 00, 2022-013-GS-EX-SEC-01 00, 2022-013-GS-EX-SEC-02 00, 2022-013-GS-EX-SEC-03 00, 2022-013-GS-EX-SEC-04 00, 2022-013-GS-EX-SEC-05 01, 2022-013-GS-EX-DE-01 00, 2022-013-GS-PR-ELV-01 01, 2022-013-GS-EX-ELV-02 01, 2022-013-GS-PR-PLN-01 01, 2022-013-GS-PR-PLN-02 00, 2022-013-GS-PR-SEC-01 00, 2022-013-GS-PR-SEC-02 00, 2022-013-GS-PR-SEC-03 00, 2022-013-GS-PR-SEC-04 00, 2022-013-GS-PR-SEC-05 00, 2022-013-GS-PR-SET-01 00, 2022-013-GS-PR-PH-01 00, 2022-013-GS-PR-PH-02 00, 2022-013-GS-PR-PH-03 00, 2022-013-GS-PR-PH-04 00, 2022-013-GS-PR-PH-05 00, 2022-013-GS-PR-CD-01 00, 2022-013-GS-PR-CD-02 00, 2022-013-GS-PR-CD-03 00, 2022-013-GS-PR-CD-04 00, 2022-013-GS-PR-CD-05 00, 2022-013-GS-PR-TD-01 00, 2022-013-GS-PR-TD-02 00, 2022-013-GS-PR-TD-03 00, 2022-013-GS-PR-TD-04 00, 2022-013-GS-PR-CD-06 00, 2022-013-GS-PR-CD-07 00, 2022-013-GS-PR-CD-08 00, 2022-013-GS-PR-CD-09 00, 2022-013-GS-PR-CD-10 00, 2022-013-GS-PR-CD-11 00, Design and Access Statement

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

Site Location Plan, 2022-013-GS-EX-ELV-01 00, 2022-013-GS-EX-ELV-02 00, 2022-013-GS-EX-PLN-01 00, 2022-013-GS-EX-PLN-02 00, 2022-013-GS-EX-SEC-01 00, 2022-013-GS-EX-SEC-02 00, 2022-013-GS-EX-SEC-03 00, 2022-013-GS-EX-SEC-04 00, 2022-013-GS-EX-SEC-05 01, 2022-013-GS-EX-DE-01 00, 2022-013-GS-PR-ELV-01 01, 2022-013-GS-EX-ELV-02 01, 2022-013-GS-PR-PLN-01 01, 2022-013-GS-PR-PLN-02 00, 2022-013-GS-PR-SEC-01 00, 2022-013-GS-PR-SEC-02 00, 2022-013-GS-PR-SEC-03 00, 2022-013-GS-PR-SEC-04 00, 2022-013-GS-PR-SEC-05 00, 2022-013-GS-PR-SET-01 00, 2022-013-GS-PR-PH-01 00, 2022-013-GS-PR-PH-02 00, 2022-013-GS-PR-PH-03 00, 2022-013-GS-PR-PH-04 00, 2022-013-GS-PR-PH-05 00, 2022-013-GS-PR-CD-01 00, 2022-013-GS-PR-CD-02 00, 2022-013-GS-PR-CD-03 00, 2022-013-GS-PR-CD-04 00, 2022-013-GS-PR-CD-05 00, 2022-013-GS-PR-TD-01 00, 2022-013-GS-PR-TD-02 00, 2022-013-GS-PR-TD-03 00, 2022-013-GS-PR-TD-04 00, 2022-013-GS-PR-CD-06 00, 2022-013-GS-PR-CD-07 00, 2022-013-GS-PR-CD-08 00, 2022-013-GS-PR-CD-09 00, 2022-013-GS-PR-CD-10 00, 2022-013-GS-PR-CD-11 00, Design and Access Statement

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the replacement of the first-floor balcony facing on the Gordon Street elevation. The application site is UCL Student's Union Building located on the junction between Gordon Street and Gower Place. The building is not listed but is located within the Bloomsbury Conservation Area.

The works would involve the replacement of damaged and missing terracotta, a new reinforced concrete balcony slab and asphalt waterproof surface and general repair and cleaning of the brickwork and terracotta. In addition, new drainage outlets and mansafe system would be located discreetly within the balcony. Given the scale of the building, and the like-for-like replacement of existing features, the works would preserve the character and appearance of the building. The proposal would not greatly alter the appearance of building and would improve the structural safety of the balcony. The proposed materials are considered to be of a sufficient quality and appropriate to the building, streetscene and wider conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

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