

Application ref: 2024/4309/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

UCL Wilkins Building
Gower Street
London
WC1E 6BT

Proposal:

Enlargement of existing kitchen area, creation of a new door for catering access, refurbishment of existing bathroom and other refurbishment works including the creation of a lounge reception and welcome space, high quality meeting and event hosting space, office and agile working space, furniture storage space, and other associated works.

Drawing Nos: Design and Access Statement; Heritage Statement; Drawing No. 5187806-ATK-XX-DR-MD-01-T1 (Drawing Title: Location Plan); Drawing No. PROP-RSS-00-GF-DR-A-1210 PL1 (Drawing Title: Proposed Ground Floor Plan); Drawing No. PROP-RSS-00-GF-DR-A-0510 PL1 (Drawing Title: Existing Ground Floor Plan); Drawing No. PROP-RSS-00-GF-DR-A-1001 PL1 (Drawing Title: Existing Ground Floor Plan).

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:

Design and Access Statement; Heritage Statement; Drawing No. 5187806-ATK-XX-DR-MD-01-T1 (Drawing Title: Location Plan); Drawing No. PROP-RSS-00-GF-DR-A-1210 PL1 (Drawing Title: Proposed Ground Floor Plan); Drawing No. PROP-RSS-00-GF-DR-A-0510 PL1 (Drawing Title: Existing Ground Floor Plan); Drawing No. PROP-RSS-00-GF-DR-A-1001 PL1 (Drawing Title: Existing Ground Floor Plan).

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.

Informative(s):

- 1 Reasons for granting listed building consent (delegated):

The Site (formerly the President Provost and Vice Provost offices) is located at the southern end of the South Cloister of the University College London (UCL) Wilkins Building. The UCL main campus on Gower Street, which includes the Wilkins Building, plus attached buildings and railings to north and south wings, is Grade I listed. The main campus is located within Sub Area 3 (University of London/British Museum) of Bloomsbury Conservation Area.

Much of the Wilkins Building was rebuilt after suffering extensive damage during WWII. The Provost's Rooms are located at ground-floor level in the post-war infill at the southern end of the South Cloister. All of these spaces were inserted in the 1950s by Richardson as part of the rebuilding and refurbishment of the Wilkins Building. The décor relates to the finances and tastes of the time, and behind well-mannered doors are to be found a suite of very plain rooms.

UCL have identified a need for a meeting and hosting space. The recent relocation of the President Provost and Vice Provost offices has now created an opportunity to utilise the vacant rooms to provide facilities that can cater for

this need.

The proposed works are internal only and relate to the ground floor of the Wilkins Building. The proposed works include enlarging the existing kitchen area, creating a new door for catering access, refurbishment of the existing bathroom, and the creation of a reception lounge, meeting/ event-hosting room, office, agile working and storage space.

The current room layout is not historic and at some point, the space has been subdivided. Interrogation of the planning record shows that similar refurbishment has been permitted in adjacent parts of the building.

The proposed works will not affect the special interest of the building. As such, there will be no harm caused to the special interest of the grade I listed building. The works will have no impact on the exterior appearance of the building.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Bloomsbury CAAC was consulted but chose not to respond. Historic England was consulted, and responded on 10 October 2024, authorising the Council to determine the application as it thinks fit (with the letter stamped by the Secretary of State on 29 October 2024). 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 (ERR) 2013.

As such, the proposal is in general accordance with policies 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.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 corner of the page.

Daniel Pope
Chief Planning Officer