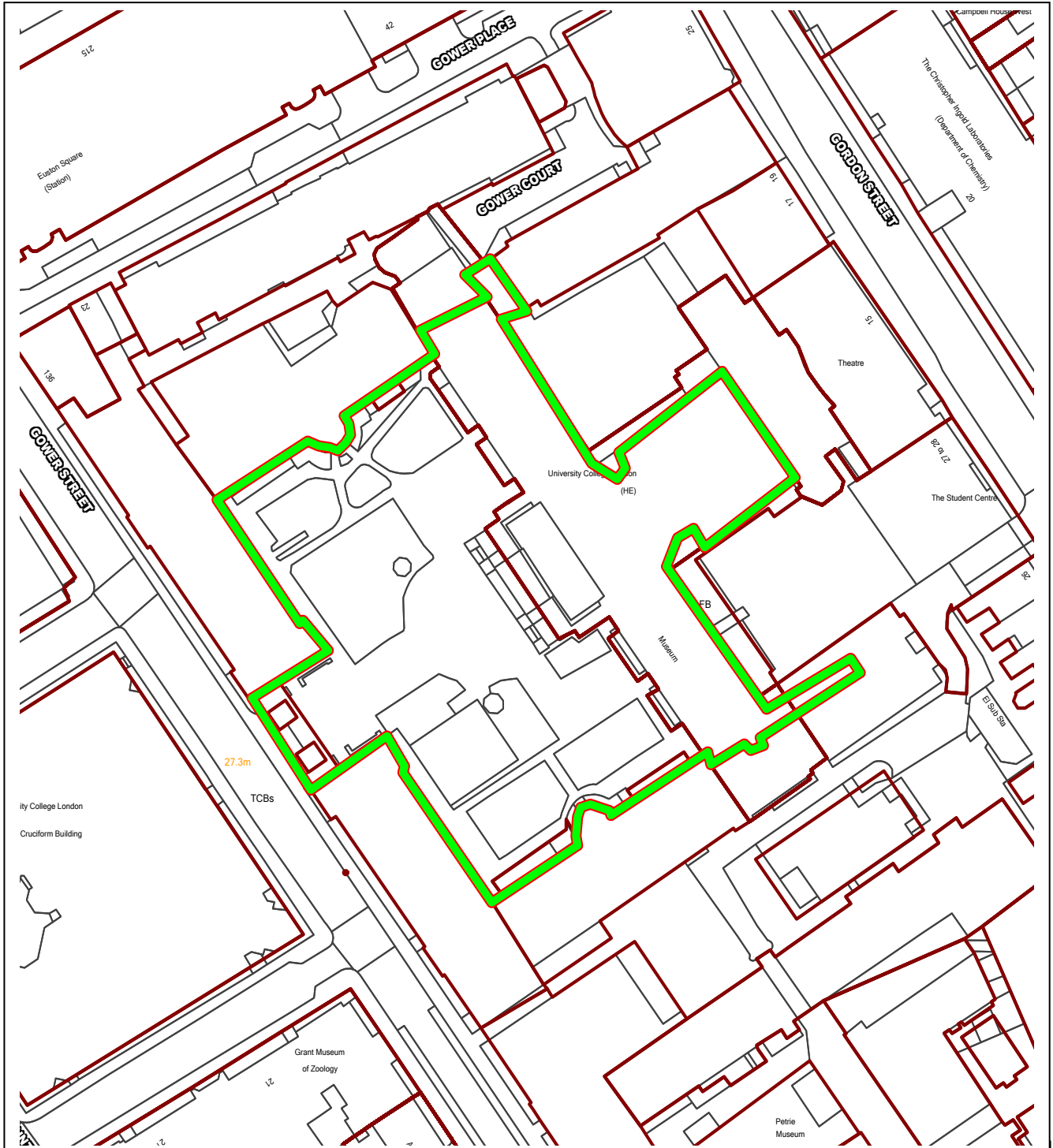
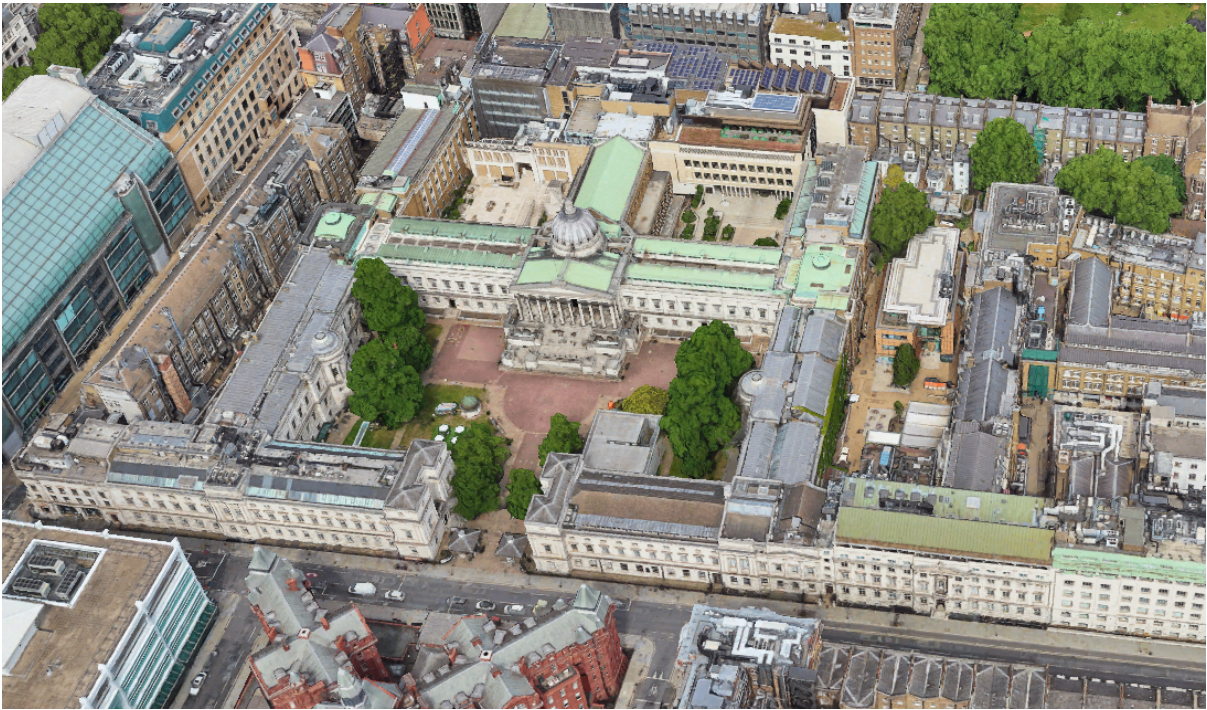


2024/3177/P & 2024/3192/L – UCL Main Quad and Wilkins Building



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Site Photos



1. Aerial photo of application site and surrounding area



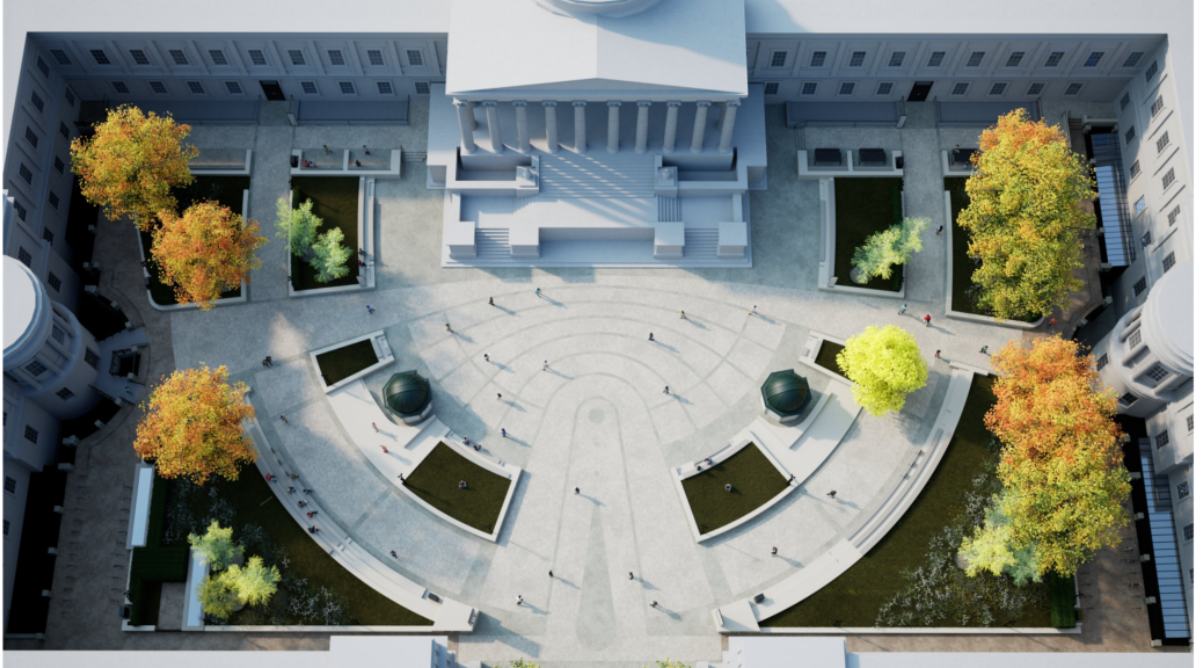
2. Street view image of the Main Quad in foreground with the Wilkins Building in the background



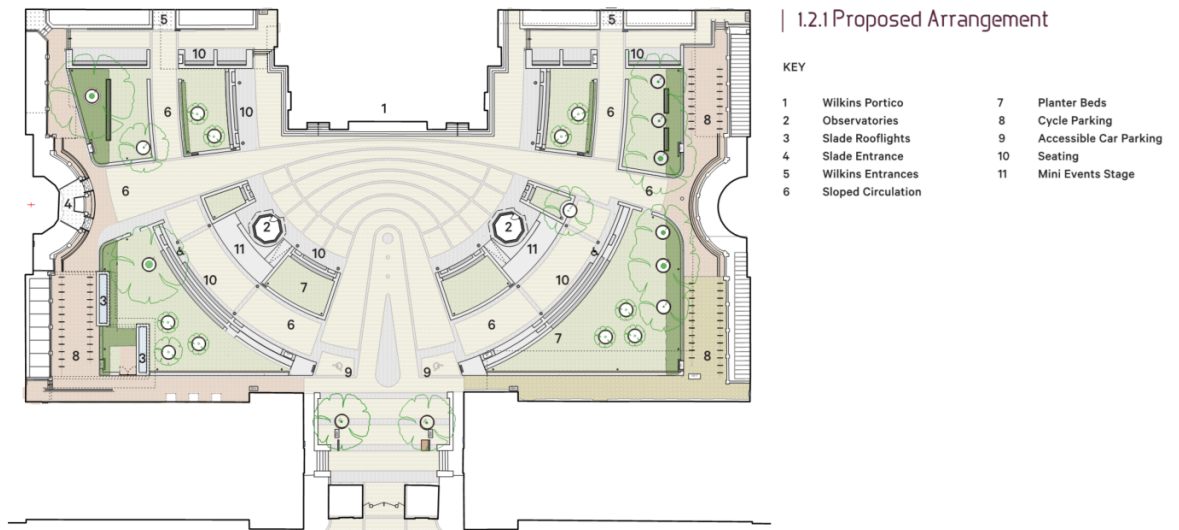
3. Top-down view of Main Quad and Wilkins roof



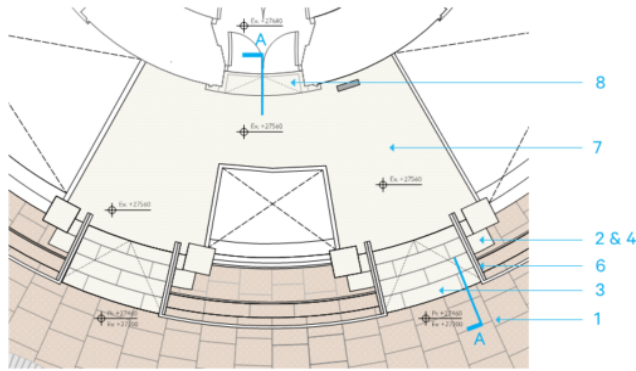
4. Internal view of Main Quad



5. Proposed visualisation of Main Quad



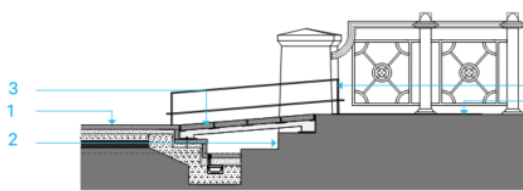
6. Proposed Plan of Main Quad



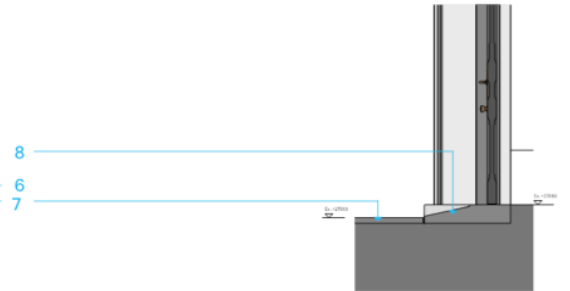
Slade Entrance: Plan

1.2.5 Slade Entrance

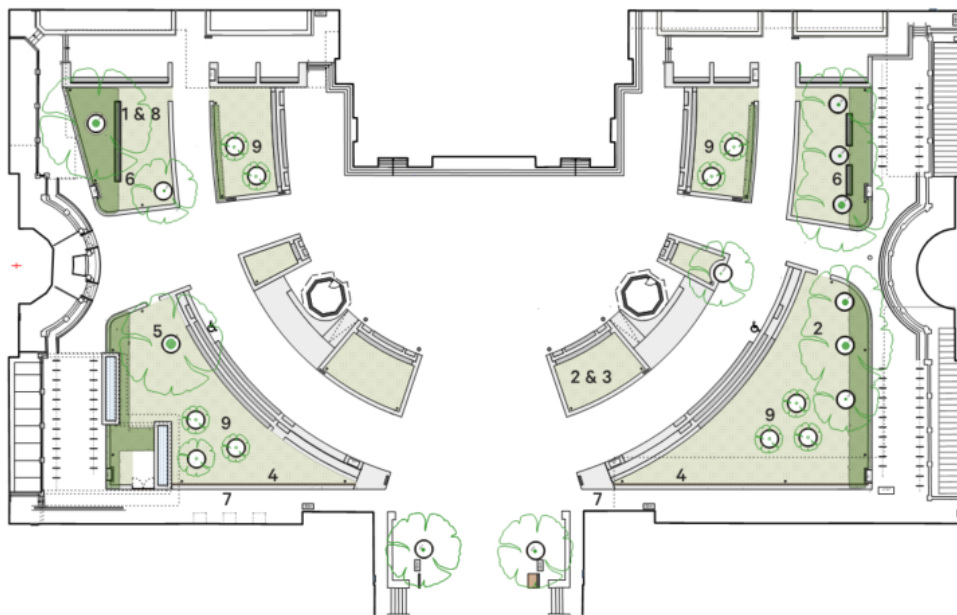
- 1. Levels of Main Axis raised
- 2. Existing Steps retained and remain visible
- 3. New causeway/bridge between the two areas (approx 12 metres long)
- 4. Historic fabric still visible
- 5. Works are Reversible
- 6. Low level guarding and tapping rail
- 7. Existing paving to entrance retained
- 8. Step modified



Slade Entrance: Section A-A



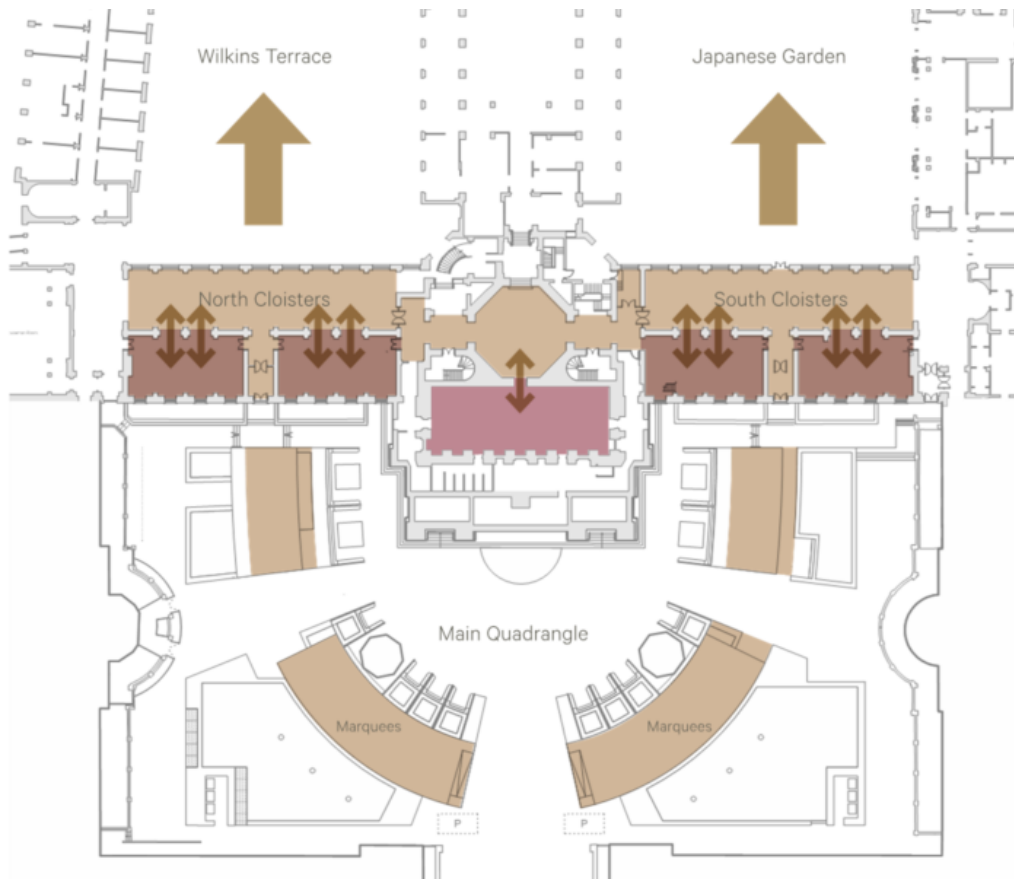
7. Plan and section of Slade entrance



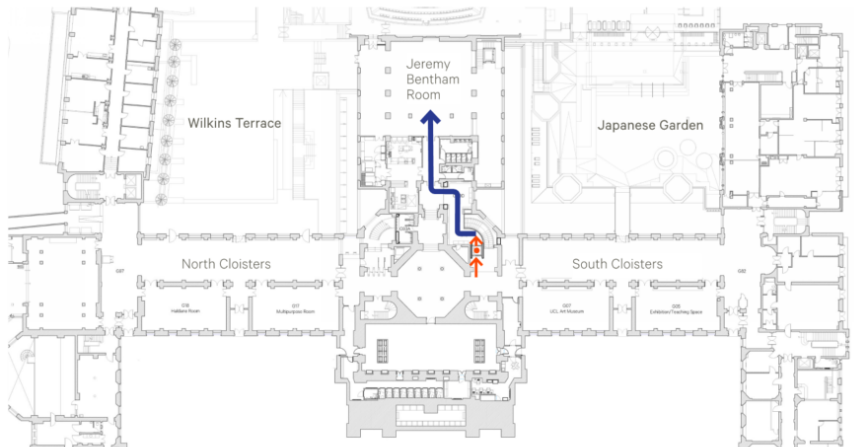
KEY

- 1 Hedgerows
- 2 Biodiverse native planting to green areas
- 3 Seasonal / temporary edge protection or signage to biodiverse green areas
- 4 Perforated horizontal edging for ground nesting bees
- 5 Sweet Chestnut log mulch / vertical dead wood (all appropriate trees)
- 6 Ephemeral wetland / rainwater collecting
- 7 Structural habitat using circular economy materials
- 8 Vertical log piles (buried within the hedges)
- 9 New trees

8. Proposed planting and landscaping



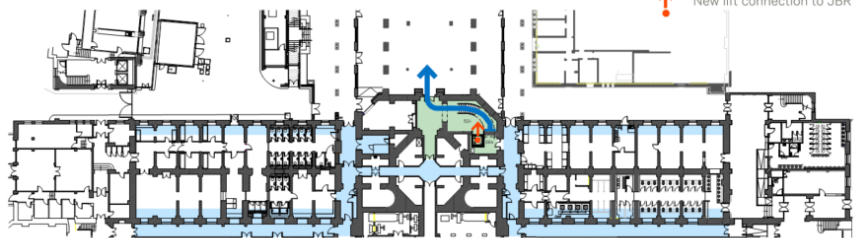
9. Proposed Wilkins Cloisters



Wilkins Building - Proposed Upper Ground Floor Plan

↔ Step free access

↑ New lift connection to JBR



Wilkins Building - Proposed Lower Ground Floor Plan

← New connection to Lower Refectory

↑ New lift connection to Lower Refectory

10. Proposed Upper and Lower Ground floor plans in Wilkins Building

Delegated Report		Analysis sheet	Expiry Date:	i) 24/09/2024 ii) 24/09/2024
(Members Briefing)		N/A / attached	Consultation Expiry Date:	i) 10/09/2024 ii) 10/09/2024
Officer			Application Numbers	
Edward Hodgson			i) 2024/3177/P ii) 2024/3192/L	
Application Address			Drawing Numbers	
Main Quadrangle and Wilkins Building Gower Street London WC1E 6BT			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>i) Refurbishment and improvement works, including creation of sloped access to the Slade and Wilkins Building, replacement of roof lights on Slade Building, Installation of canopies and landscaping works in the Main Quadrangle, installation of plant and enclosure on the Wilkins Building roof, waterproofing works to the Chadwick Building basement, cycle parking, disabled parking, and associated works</p> <p>ii) Refurbishment and improvement works to Wilkins Building, including the creation of new openings and replacement of glazing in the Cloisters and adjacent rooms, works for the installation of a new staircase and accessible lift, installation of plant at roof level, landscaping of the Main Quadrangle, introduction of sloped access to buildings, replacement of rooflights for the Slade Building, waterproofing works to Chadwick Building, and associated works</p>				
Recommendation(s):		i) Grant Conditional Planning Permission ii) Grant Listed Building Consent		
Application Type:		i) Full Planning Permission ii) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Press Notice: published 08/08/2024, expired 01/09/2024 Site Notice: displayed 02/08/2024, expired 26/08/2024</p> <p>1 objection was received. The following points have been raised:</p> <ul style="list-style-type: none"> No mention of the presence of the UCL Art Museum Proposal involves storing collections and no location identified for its redisplay. Removal of the Triqueti's Marmor Homericum, a large Victorian mosaic, one of few items to have survived WWII bomb damage, and is of historic significance. <p>Officer's Response:</p> <ul style="list-style-type: none"> <i>There are ongoing discussions at the UCL regarding where the relocation of the art collection should be. This does not form part of the application.</i> <i>Under this application, the Marmor Homericum is proposed to remain in its current location.</i> 			
Bloomsbury CAAC:	<p>A letter of objection was received from the Bloomsbury Conservation Area Advisory Committee which is summarised as below:</p> <ul style="list-style-type: none"> The proposal is totally inappropriate for the quiet grandeur of the surrounding buildings and is also historically out of character. The Main Quad should be subdued and symmetrical layout subservient to the facades of surrounding buildings to allow them to 'form an enclosure' of the quad. The amphitheatre would be totally foreign and disruptive. The overall effect is cluttered and too prominent and would detract for the setting of the listing buildings. The planting seems over-done and overly prominent and likely to obscure the simple plain view of the facades surrounding the quad. <p>Officer's Response:</p> <ul style="list-style-type: none"> <i>Design and heritage are discussed in section 3 of the report.</i> <i>Landscaping is discussed in sections 3 and 5 of the report.</i> 			

Site Description

The application site relates to the Main Quadrangle and the Wilkins Building in UCL's Bloomsbury Campus located on Gower Street. It also relates to the buildings surrounding the Quad, namely the Slade and Chadwick Buildings.

The site is located within the Bloomsbury Conservation Area, and the Wilkins Building and wings are

Grade I listed. In addition, the two observatories located within the Quad are Grade II listed.

Relevant History

2017/2934/P - Erection of two-storey temporary structure within the Main Quad of the Wilkin's Building for use as teaching space (Class D1) for a period of 5 years. **Granted – 19/07/2017**

2022/2861/L - Installation of domestic water and electrical services, including hot and cold water pipework, cold water storage tank, cold water booster pump set, hot water generation plant and associated equipment. **Granted – 26/08/2022**

Relevant policies

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and Vibration

D1 Design

D2 Heritage

T1 Prioritizing Walking, Cycling and Public Transport

CC1 Climate Change Mitigation

CC2 Adapting to Climate Change

CC3 Water and Flooding

Camden Planning Guidance

Amenity CPG (2021)

Biodiversity CPG (2018)

Design CPG (2021)

Bloomsbury Conservation Area Statement (2011)

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

1.1. The application primarily relates to the upgrading of the Main Quad and surrounding buildings as part of UCL's Bicentennial programme as the University celebrates 200 years in 2026. This includes introducing landscaping, canopies and lighting within the Quad, as well as new sloped access from the Quad into the Slade and Wilkins Buildings, replacement of rooflights into the lower floors of the Slade, waterproofing works to the Chadwick Building and the installation of plant on the roof of the Wilkins Building.

1.2. Further internal alterations are also proposed as part of the listed building consent application which includes the creation of new openings and replacement glazing in the Wilkins Cloisters

and adjacent rooms, and a new staircase and lift in the Wilkins Building.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Amenity
- Trees and Biodiversity
- Sustainability
- Transport

3. Design and Heritage

3.1. Policy D1 states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable; and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings, including conservation areas and listed buildings and will not permit the loss of or substantial harm to a designated heritage asset.

3.2. Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation and enhancement of the character and appearance of conservation areas, and the preservation and enhancement of listed buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

3.3. The Bloomsbury Conservation Area Statement states that the: *most notable building in the northern section of the sub area is the grade I listed University College (UCL), known as the Wilkins Building, a range of buildings grouped around a central element topped by a dome and a pedimented west portico, built in 1827-29 to a design by William Wilkins. Other buildings include the 1849 library rear extension and the ranges forming the sides of the central quadrangle. The north and south ranges of the quadrangle were added in the 1870s and 1980s. They are articulated by central, two-storey curved bays. The returns fronting Gower Street enclose the western edge of the space, and rise to three storeys (built 1891-1913, extended 1984). These ranges and the entrance lodges frame views of the dome from Gower Street. The central space has some grassed areas with a couple of mature trees that soften the formality of the surrounding architecture. The grade II listed observatories to the north and south were added in 1905-7.*

Main Quad:

3.4. The proposal for the Main Quad mainly involves the relandscaping, with the addition of planting, seating, canopies and lighting. In addition, sloped access would be provided over the steps to the buildings surrounding the Quad. This space is currently of an arrangement of unsightly grassed areas with concrete used for vehicle parking and has been modified over the years and is not in its original condition. It is likely that the Quad started out as a lightly landscaped space based on historic illustrations and photographs.

3.5. The proposal would enhance the appearance of the Main Quad and would reinforce the visual aesthetic of the area while improving circulation and providing greater connectivity between the entrance gates on Gower Street and the main campus. There are current issues with a

lack of wayfinding and insufficient accessibility into the buildings. The proposals would consist of planted areas with tiered seating and stage areas, and the ground would be finished in stone and masonry. New cycle storage areas would be provided adjacent to the Chadwick and Slade Buildings. In addition, temporary canopies would be provided, with the ballast and anchor points provided within the landscaping so that the canopies can be erected and taken down when required. The landscaping would be an overall improvement compared to the existing situation and the proposals have been sensitively designed and would not detract from the character and appearance of the listed buildings and conservation area. Details of the finishes and materials used would be secured via condition. The introduction of seating areas would enable students and other users to gather within the Quad. The seating has been sensitively designed, using sympathetic materials, and is limited so it would be dominate the space while allowing more activity in the Quad. The scale of the works appear appropriate to the setting of the listed buildings, and would still allow the Quad to be read as subservient to the surrounding buildings, allowing views into the Wilkins Building from Gower Street. The trees and planting would be more orderly compared to the existing situation. As such, the works would not result in undue clutter of the Quad but would also enable activation of the space which is welcomed.

- 3.6. The new rooflights which serve the Slade basement would replace existing flush rooflights, and although they would have a raised profile, they would be incorporated appropriately into the landscape and clad in stone to reflect the appearance of the rest of the hard landscaping.
- 3.7. In order to provide better step free access into the Slade Building, a new bridge-type structure would be placed above the steps leading into the Quad. The existing steps would be retained and just covered over, and the works would be reversible. Nonetheless, this would result in less-than-substantial harm to the listed building. In accordance with para. 208 of the NPPF, this harm must be weighed against any identified public benefits. The improvement of the accessibility of the building is identified as a sufficient public benefit that would outweigh this harm. The current access involves a convoluted and non-inclusive route for wheelchairs users and the proposal would provide a much quicker, more convenient and more inclusive route into the building for which is supported.
- 3.8. The waterproofing to the Chadwick Building would be a minor addition to the structure that would not harm the special interest of the building and is supported.
- 3.9. The proposed wayfinding and signage would be discrete and would not result in clutter within the Quad. This would also help with improved circulation which is encouraged in respect of improving the overall functionality of the site.

Wilkins Building:

- 3.10. The main block of the Wilkins Building, including the Portico, is the principal element of the architectural composition of the Main Quadrangle. The building is not as originally built. The central rotunda was modified in the 18th century and stairs have been added to improve access between the ground and first floors. The building was seriously damaged by bombing during WWII, resulting in the north and south wings being completely rebuilt. As a result, much of the fabric and internal fixtures and fittings date from the 1950s onwards. As part of the Bicentennial works, it is proposed to remodel and refurbish the north and south cloisters for use as a flexible space. To facilitate this approach, the proposal includes the formation of new door openings between the cloisters and adjoining rooms. The opportunity to enhance the sustainability and thermal performance of the building is also being taken with the refurbishment and upgrading of these spaces. Thus, the proposal includes the replacement of the existing window glazing in the Cloisters and adjoining rooms. The refurbishment also includes new lightings and fixtures and fittings.
- 3.11. Alongside this, a new access strategy is proposed to improve connections between the upper and lower ground floor levels. This will include a new staircase and lift which will connect the levels, providing inclusive step-free connectivity internally. In addition, it is

proposed to undertake minor repair, redecoration and 'make good' works throughout.

3.12. The changes to the cloisters are considered sympathetic and the materials and details are appropriate for the building. The new staircase and lift would not harm the special interest of the building and would provide greater step free access in the building which is supported.

3.13. The new plant on the roof of the Wilkins Building would replace an existing water tank and the plant units would be screened from public views. The air source heat pumps would also help to provide more environmentally friendly methods of heating which is supported. The new plant would have very limited visibility from within the surrounding campus and is therefore considered to be acceptable.

3.14. Overall, the internal and external works are acceptable and further details of materials are secured via condition. Although some harm has been identified regarding the steps to the Slade basement, this is outweighed by the public benefit from improved accessibility and inclusive design. Considerable weight and importance have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area. This harm is balanced by the considerable weight afforded to the public benefits of the scheme. Having due regard to the Public Sector Equality Duty, the proposal would also have a clear and positive impact on those experiencing barriers to accessibility, including disabled people, those with young children, and older people.

3.15. The Council's Conservation Officer has been consulted on these proposals and is supportive of them, subject to conditions relating to details of proposed key heritage features. Historic England were consulted and have authorised the Council to determine the application as it sees fit.

3.16. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and listed building, under s.72, s.66 and s16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.17. Overall, the proposed works would be of a high-quality design, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017, subject to conditions.

4. Amenity

4.1. Policies A1 and A4 of the Local Plan seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour.

4.2. It is anticipated that the Quad will be used for occasional events with associated entertainment noise arising. The surrounding buildings around the Quad are all UCL buildings and the nearest non-UCL buildings are some distance away. In order to manage events, an Operational Management Plan is secured via condition. Another condition is also attached to ensure that artificial light levels do not exceed lux levels as recommended in the relevant guidance.

4.3. In addition, the Noise Impact Assessment submitted states an acoustic enclosure for the proposed plant on the Wilkins roof is required. The implementation of required acoustic attenuation measures is secured by condition and another condition is attached to ensure that noise levels from the plant do not exceed the Council's requirements.

4.4. As such, it is considered there would be no detrimental impact on neighbouring amenity from the proposal subject to conditions and it would be in accordance with Policies A1 and A4 of the Local Plan 2017.

5. Trees and Biodiversity

- 5.1. Policy A3 encourages developments to protect and enhance biodiversity and nature conservation and seeks appropriate replacement trees when trees are removed.
- 5.2. The scheme involves the removal of T3, T8 and T9 in order to facilitate development. The T3 has a significant structural defect (v-shaped union at crown break). T8 and T9 have both been heavily crown reduced historically. All three trees are cat. B (moderate quality) in accordance with BS5837:2012. All three trees are of greater significance internally to the site, rather than externally, as they have much less visibility in views from the public realm.
- 5.3. T1 and T2, which are proposed to be protected and retained, largely screen the view of T3, T8 and T9 from the public realm. The loss of the three trees will result in a minimal loss of public amenity from Gower Street due to this screening. For these reasons, subject to suitable replacement trees, the loss of T3, T8 and T9 is on balance considered acceptable. A method statement has been submitted relating to the relocation of the tulip tree within the site which is considered to be acceptable. Nine birch trees have been proposed as replacement trees, however these are not appropriate for the site as they are not sufficiently drought and climate change resistant for a central London site. As such, a condition would be secured requiring the provision of appropriate details showing species and siting of replacement trees.

Biodiversity Net Gain

- 5.4. Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. Every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. The 10% in biodiversity value is secured through a pre-commencement condition which is already applied through legislation, which requires the submission of a Biodiversity Net Gain Plan before development can commence.
- 5.5. The proposed development is legally required to deliver a 10% increase in Biodiversity Net Gain. As part of this application baseline information has been submitted in order to establish the pre-development biodiversity value of the site. The existing site includes urban trees, developed land and grassland and taking account of the size, condition, distinctiveness and strategic significance of those habitats the existing value of the site has been measured as 2.65. The proposed onsite would be 2.57, which results in a net loss of 0.09 habitat units or - 3.32%.
- 5.6. Whilst the applicant is not required to discharge the biodiversity net gain requirement until after permission is granted (but before commencement of the development), they have provided some information as part of the application to indicate how they intend to meet the 10% target. The applicant is unable to meet the Biodiversity Net Gain requirement through on-site enhancement, this is largely due to the existing outdoor spaces being used primarily for amenity purposes and so the scope to improve biodiversity is limited. As such, it seems likely that some of the 10% BNG will need to be delivered through the purchase of offsite habitat units. A condition is attached to the permission that requires the submission of a Biodiversity Gain Plan (BGP) to further demonstrate how this BNG target has been met. Informatives are also attached to the decision notice reminding the applicant of the need to submit the BGP.
- 5.7. The proposal is therefore in general accordance with policy A3 of the Local Plan, subject to conditions requiring further details of the replacement planting.

6. Sustainability

- 6.1. Policies CC1 and CC2 encourage to minimise the impact on climate change through reducing carbon emissions and promoting renewable energy. CC2 also requires developments to be resilient to climate change in the future. Policy CC3 requires development to incorporate water efficiency measures and utilise sustainable drainage systems where feasible.
- 6.2. The proposal involves the installation of air source heat pumps (ASHP) to provide heating and the works internally to the Wilkins Building would improve its thermal efficiency. The ASHP would only be used for heating and a condition is attached to ensure it would not be used for active cooling purposes. The proposed landscaping and planting will contribute to improved sustainable drainage measures to reduce water runoff. In addition, linear drainage channels, flow control devices and below ground geocellular crates would be installed to reduce water runoff and provide attenuation.
- 6.3. The proposals would therefore help to minimise the impact of the development on climate change and would ensure it would be resilient to future climate changes.

7. Transport

- 7.1. Policy T1 of the Local Plan promotes the use of walking, cycling and public transport. Policy T2 seeks to secure car-free development.
- 7.2. The proposal would involve the provision of 134 cycle parking spaces and 7 accessible cycle parking spaces. These would be Sheffield Stands which are supported by the Council. The provision of additional cycle parking is supported, and the spaces are secured via compliance condition.
- 7.3. Although Policy T2 seeks to secure car-free development, the proposal would also include 2 accessible parking spaces for blue badge holders. These would replace 2 existing parking spaces and so there is no increase in on-site car parking. Policy T2 also allows for the provision of spaces designated for disabled people.
- 7.4. As such, the proposal is in general accordance with policies T1 and T2 of the Local Plan 2017.

8. Recommendation

- 8.1. i) Grant conditional planning permission
- 8.2. ii) Grant conditional listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th November 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/3192/L
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 19 November 2024

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

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Main Quadrangle and Wilkins Building
Gower Street
London
WC1E 6BT

DECISION

Proposal:

Refurbishment and improvement works to Wilkins Building, including the creation of new openings and replacement of glazing in the Cloisters and adjacent rooms, works for the installation of a new staircase and accessible lift, installation of plant at roof level, landscaping of the Main Quadrangle, introduction of sloped access to buildings, replacement of rooflights for the Slade Building, waterproofing works to Chadwick Building, and associated works

Drawing Nos: Location Plan 979-G-0001 P3, 979-G-0002 P3, 979-G-0010 P5, 979-G-0020 P5, 979-G-0022 P5, 979-G-0023 P5, 979-G-0024 P5, 979-G-0025 P5, 979-G-0026 P5, 979-G-0027 P5, 979-G-0030 P3, 979-G-0040 P13, 979-G-0041 P7, 979-G-0042 P2, 979-G-0045 P4, 979-G-0046 P6, 979-G-0047 P3, 979-G-0049 P5, 979-G-0054 P3, 979-G-0060 P4, 979-G-0061 P4, 979-G-0062 P4, 979-G-0063 P4, 979-G-0064 P4, 979-G-0065 P4, 979-G-0066 P4, 979-G-0067 P4,

980_G_1010 P3, 980_G_1011 P3, 980_G_1012 P3, 980_G_1013 P3, 980_G_1020 P3, 980_G_1021 P3, 980_G_1050 P3, 980_G_1051 P3, 980_G_1053 P3, 980_G_1060 P3, 980_G_1061 P3, 980_G_1063 P3, 980_G_1070 P3, 980_G_1071 P3, 980_G_1100 P3, 980_G_1101 P3, 980_G_1102 P3, 980_G_1103 P3, 980_G_1104 P3, 980_G_1110 P3,

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979-A-0110 P2, 979-A-0111 P2, 979-A-0112 P2, 979-A-0113 P3, 979-A-0114 P2, 979-A-0115 P2, 979-A-0116 P2, 979-A-0140 P2, 979-A-0141 P2, 979-A-0151 P2, 979-A-0152 P2, 979-A-0155 P2, 979-A-0156 P2,

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Supporting Documents: Design and Access Statement, Arboriculture Impact Assessment and Method Statement rev 05, Noise Impact Assessment, Lighting Assessment, Fire Safety Strategy, Heritage Statement, Ecological Impact Assessment Rev B, Planning Statement, Cover Letter, Civil and Structural Design Report

The Council has considered your application and decided to grant 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 979-G-0001 P3, 979-G-0002 P3, 979-G-0010 P5, 979-G-0020 P5, 979-G-0022 P5, 979-G-0023 P5, 979-G-0024 P5, 979-G-0025 P5, 979-G-0026 P5, 979-G-0027 P5, 979-G-0030 P3, 979-G-0040 P13, 979-G-0041 P7, 979-G-0042 P2, 979-G-0045 P4, 979-G-0046 P6, 979-G-0047 P3, 979-G-0049 P5, 979-G-0054 P3, 979-G-0060 P4, 979-G-0061 P4, 979-G-0062 P4, 979-G-0063 P4, 979-G-0064 P4, 979-G-0065 P4, 979-G-0066 P4, 979-G-0067 P4,

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979-A-0115 P2, 979-A-0116 P2, 979-A-0140 P2, 979-A-0141 P2, 979-A-0151 P2,
979-A-0152 P2, 979-A-0155 P2, 979-A-0156 P2,

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P3, 980_A_1431 P3, 980_A_1432 P3, 980_A_1433 P3, 980_A_1450 P3,
980_A_1451 P3, 980_A_1452 P3, 980_A_1453 P3, 980_A_1460 P3, 980_A_1470
P3, 980_A_1700 P3, 980_A_1701 P3, 980_A_1702 P3,

Supporting Documents: Design and Access Statement, Arboriculture Impact Assessment and Method Statement rev 05, Noise Impact Assessment, Lighting Assessment, Fire Safety Strategy, Heritage Statement, Ecological Impact Assessment Rev B, Planning Statement, Cover Letter, Civil and Structural Design Report

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Surface finishes

b) Materials for seats, curbs, drains and power points

c) Railings and signage

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 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

Chief Planning Officer

Application ref: 2024/3177/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 21 November 2024

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

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Main Quadrangle and Wilkins Building
Gower Street
London
WC1E 6BT

DECISION

Proposal:

Refurbishment and improvement works, including creation of sloped access to the Slade and Wilkins Building, replacement of roof lights on Slade Building, Installation of canopies and landscaping works in the Main Quadrangle, installation of plant and enclosure on the Wilkins Building roof, waterproofing works to the Chadwick Building basement, cycle parking, disabled parking, and associated works

Drawing Nos: Location Plan 979-G-0001 P3, 979-G-0002 P3, 979-G-0010 P5, 979-G-0020 P5, 979-G-0022 P5, 979-G-0023 P5, 979-G-0024 P5, 979-G-0025 P5, 979-G-0026 P5, 979-G-0027 P5, 979-G-0030 P3, 979-G-0040 P13, 979-G-0041 P7, 979-G-0042 P2, 979-G-0045 P4, 979-G-0046 P6, 979-G-0047 P3, 979-G-0049 P5, 979-G-0054 P3, 979-G-0060 P4, 979-G-0061 P4, 979-G-0062 P4, 979-G-0063 P4, 979-G-0064 P4, 979-G-0065 P4, 979-G-0066 P4, 979-G-0067 P4,

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979-A-0110 P2, 979-A-0111 P2, 979-A-0112 P2, 979-A-0113 P3, 979-A-0114 P2, 979-A-0115 P2, 979-A-0116 P2, 979-A-0140 P2, 979-A-0141 P2, 979-A-0151 P2, 979-A-0152 P2, 979-A-0155 P2, 979-A-0156 P2,

980_A_1200 P3, 980_A_1201 P3, 980_A_1202 P3, 980_A_1203 P3, 980_A_1204 P3, 980_A_1205 P3, 980_A_1206 P3, 980_A_1207 P3, 980_A_1208 P3, 980_A_1210 P3, 980_A_1211 P3, 980_A_1220 P3, 980_A_1221 P3, 980_A_1222 P3, 980_A_1223 P3, 980_A_1224 P3, 980_A_1225 P3, 980_A_1226 P3, 980_A_1227 P3, 980_A_1228 P3, 980_A_1230 P3, 980_A_1231 P3, 980_A_1232 P3, 980_A_1233 P3, 980_A_1234 P3, 980_A_1235 P3, 980_A_1236 P3, 980_A_1237 P3, 980_A_1238 P3, 980_A_1240 P3, 980_A_1241 P3, 980_A_1250 P3, 980_A_1251 P3, 980_A_1252 P3, 980_A_1253 P3, 980_A_1254 P3, 980_A_1255 P3, 980_A_1256 P3, 980_A_1257 P3, 980_A_1258 P3, 980_A_1290 P3, 980_A_1291 P3, 980_A_1292 P3, 980_A_1293 P3, 980_A_1294 P3, 980_A_1295 P3, 980_A_1300 P3, 980_A_1301 P3, 980_A_1302 P3, 980_A_1303 P3, 980_A_1304 P3, 980_A_1305 P3, 980_A_1306 P3, 980_A_1307 P3, 980_A_1308 P3, 980_A_1309 P3, 980_A_1310 P3, 980_A_1320 P3, 980_A_1321 P3, 980_A_1322 P3, 980_A_1323 P3, 980_A_1340 P3, 980_A_1341 P3, 980_A_1342 P3, 980_A_1343 P3, 980_A_1344 P3, 980_A_1345 P3, 980_A_1346 P3, 980_A_1347 P3, 980_A_1348 P3, 980_A_1349 P3, 980_A_1350 P3, 980_A_1400 P3, 980_A_1401 P3, 980_A_1420 P3, 980_A_1421 P3, 980_A_1430 P3, 980_A_1431 P3, 980_A_1432 P3, 980_A_1433 P3, 980_A_1450 P3, 980_A_1451 P3, 980_A_1452 P3, 980_A_1453 P3, 980_A_1460 P3, 980_A_1470 P3, 980_A_1700 P3, 980_A_1701 P3, 980_A_1702 P3,

Supporting Documents: Design and Access Statement, Arboriculture Impact Assessment and Method Statement rev 05, Noise Impact Assessment, Lighting Assessment, Fire Safety Strategy, Heritage Statement, Ecological Impact Assessment Rev B, Planning Statement, Cover Letter, Civil and Structural Design Report

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:

Location Plan 979-G-0001 P3, 979-G-0002 P3, 979-G-0010 P5, 979-G-0020 P5, 979-G-0022 P5, 979-G-0023 P5, 979-G-0024 P5, 979-G-0025 P5, 979-G-0026 P5, 979-G-0027 P5, 979-G-0030 P3, 979-G-0040 P13, 979-G-0041 P7, 979-G-0042 P2, 979-G-0045 P4, 979-G-0046 P6, 979-G-0047 P3, 979-G-0049 P5, 979-G-0054 P3, 979-G-0060 P4, 979-G-0061 P4, 979-G-0062 P4, 979-G-0063 P4, 979-G-0064 P4, 979-G-0065 P4, 979-G-0066 P4, 979-G-0067 P4,

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980_G_1120 P3, 980_G_1121 P3, 980_G_1122 P3, 980_G_1123 P3,
980_G_1124 P3,

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979-A-0115 P2, 979-A-0116 P2, 979-A-0140 P2, 979-A-0141 P2, 979-A-0151 P2,
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P3,

Supporting Documents: Design and Access Statement, Arboriculture Impact Assessment and Method Statement rev 05, Noise Impact Assessment, Lighting Assessment, Fire Safety Strategy, Heritage Statement, Ecological Impact Assessment Rev B, Planning Statement, Cover Letter, Civil and Structural Design Report

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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any relevant works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No relevant works shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels and shall include details of at least nine replacement trees, the species and locations of which are to first be agreed with the Council's tree and landscape officer and take into account biodiversity enhancement and future climate change pressures. A comprehensive landscape management plan to ensure the successful establishment of the replacement planting and relocation of T4 (tulip tree) shall also be included with the submission. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 The cycle storage for 134 cycle parking spaces as shown on Drawing No. 979_G_0049_P5 shall be provided in its entirety prior to first occupation, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 8 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 9 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 10 External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the CIE guidance 2003 & 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021). Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

- 11 Prior to the occupation of the development hereby permitted, an Operational Management Plan shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with the approved details. The submitted details will include the number, frequency and size of events, and the hours of use. Details of noise mitigation measures and crowd management measures shall also be submitted.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 12 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC1 and CC2 of the London Borough of Camden Local Plan 2017

13 Biodiversity Net Gain:

a) The development shall not commenced until a Biodiversity Gain Plan and Habitat Management and Monitoring Plan prepared in accordance with the draft Habitat Management and Monitoring Plan dated 9th October 2024 is submitted to and approved in writing by the local planning authority.

The Habitat Management and Monitoring Plan (HMMP) should include:

- a non-technical summary;
- the roles and responsibilities of the people of organisations delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the Biodiversity Net Gain in accordance with the Biodiversity Gain Plan;
- the management measures to maintain habitat in accordance with the Biodiversity Gain Plan for a period of 30 years from the completion of the development; and
- the monitoring methodology and frequency in respect of the created or enhance habitat to be submitted to the local planning authority.

b) The developer shall notify the local planning authority in writing 1) when the HMMP has been implemented; and 2) the habitat creation and enhancement works as set out in the HMMP have been completed.

c) No development shall take place until the habitat creation and enhancement works set out in the approved HMMP have been completed and a completion report, evidencing the completed habitat enhancements, has been submitted to and approved in writing by the local planning authority.

The created and/or enhanced habitat specifically in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To secure Biodiversity Net Gain in accordance with policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.

- 3 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) 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 Biodiversity Net Gain (BNG) Informati**DRAFT**ve (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.
DECISION

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

4. The permission is exempt because of one or more of the reasons below:

- It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- The application is a Householder Application.

- It is for development of a “Biodiversity Gain Site”.

- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development

value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DECISION