

Application ref: 2024/4397/P  
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Date: 19 December 2024

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**University College London**  
**South Quad**  
**Gower Street**  
**London**  
**WC1E 6BT**

Proposal: Retention of temporary teaching structure for a period of 5 years

Drawing Nos: Site Location Plan 909-PL-001-P1, 909-PL-004-P1, 909-PL-011-P1, 909-PL-012-P1, 909-PL-013-P1, 909-PL-014-P1, 909-PL-015-P1, 909-PL-016-P1, 909-PL-002-P1, 909-PL-003-P1, Design and Access Statement, Planning Statement, Covering Letter, Justification Statement (received 11/12/2024)

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 shall be carried out in accordance with the following approved plans:

Site Location Plan 909-PL-001-P1, 909-PL-004-P1, 909-PL-011-P1, 909-PL-012-P1, 909-PL-013-P1, 909-PL-014-P1, 909-PL-015-P1, 909-PL-016-P1, 909-PL-002-P1, 909-PL-003-P1, Design and Access Statement, Planning Statement, Covering Letter, Justification Statement (received 11/12/2024)

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

- 2 The building hereby permitted is for a temporary period only and shall be removed on or before 31st December 2029.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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

#### Informative(s):

- 1 Reasons for granting permission:

This application seeks to retain the existing two-storey temporary pop-up teaching facility building which is located within the South Quad of the UCL main campus. The building features a lecture theatre and three seminar rooms.

The number of students at UCL has continued to increase year on year which has put pressure on the existing teaching space, leading to a deficit of suitable teaching space. The university is in the process of developing a long-term estates strategy to address this issue. There are a number of sites and projects which have been identified to help meet this shortfall, including various buildings in Bloomsbury which have the potential to meet the demand. However, these are currently in early stages. As such, the need for the temporary pop up remains. It is regrettable that the building is not to be removed following the expiration of the temporary permission, and the university is strongly encouraged to look for more permanent and appropriate accommodation solutions as the Council is unlikely to look favourably on any future applications to renew this building, given the planning history.

The building received temporary permission in 2015 and was later renewed in 2020 for a period of four years and is therefore about to expire. This application seeks a further renewal of another 5 years. It is anticipated that within the 5 years, significant development will be undertaken to achieve a long-term permanent solution to the demand from increasing student numbers, as the estate strategy takes shape.

The building is located within the South Quad and is only visible from views from within the campus. The design of the building is not something the Council would ordinarily allow and as such is only acceptable given its

temporary nature and a condition is therefore attached to limit its use for another 5 years. As such, the character and appearance of the conservation area and nearby listed buildings would be preserved.

Special regard has been attached to the desirability of preserving the setting of the listed building under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There would be reduced daylight and sunlight to the Anatomy Building and the Medical Sciences Building. These buildings are owned and occupied by UCL. The ground floor of the Medical Science Building is used as a workshop where natural light is not required. The Anatomy Building accommodates a student hub. Given its use and the demonstrated requirement for the temporary structure, the temporary loss of light and outlook would be acceptable in this instance.

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. On balance, the proposal is acceptable in this instance, noting UCL's need for extra teaching space and the intention to find more suitable solutions in the estates strategy.

As such, the proposed development is in general accordance with policies A1, C2, 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 2024.

- 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.

- 5 Biodiversity Net Gain (BNG) Informative (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.

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 will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

++ 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).

## 6 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>.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer