

Application ref: 2024/4993/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Gerald Eve
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:

UCL Political Sciences Building
36-38 Gordon Square
London
WC1H 0PD

Proposal:

Installation of external platform lift at front ground floor, alterations to front railings, widening and replacement of external front door, levelling of rear courtyard area and associated works

Drawing Nos: Site Location Plan P24-0166-BA-A1-ZZ-DR-A-3000 P01, P24-0166-BA-A1-XX-DR-A-7105 P03, P24-0166-BA-A1-XX-DR-A-7100 P04, P24-0166-BA-A1-XX-DR-A-6000 P01, P24-0166-BA-A1-GF-DR-A-4105 P07, P24-0166-BA-A1-XX-DR-A-4104 P02, P24-0166-BA-A1-XX-DR-A-4103 P04, P24-0166-BA-A1-XX-DR-A-4102 P01, P24-0166-BA-A1-XX-DR-A-4101 P01, P24-0166-BA-A1-XX-DR-A-4100 P05, P24-0166-BA-A1-XX-DR-A-4003 P01, P24-0166-BA-A1-XX-DR-A-4002 P01, P24-0166-BA-A1-XX-DR-A-4001 P01, P24-0166-BA-A1-XX-DR-A-4000 P01, P24-0166-BA-A1-GF-DR-A-3205 P02, P24-0166-BA-A1-GF-DR-A-3201 P06, P24-0166-BA-A1-GF-DR-A-3051 P03, P24-0166-BA-A1-B-DR-A-4010 P01, P24-0166-BA-A1-B-DR-A-3200 P10, P24-0166-BA-A1-B-DR-A-3060 P01, P24-0166-BA-A1-B-DR-A-3050 P01, JOB 9123_01, JOB 9123_02, JOB 9123_03, JOB 9123_04, JOB 9123_05, JOB 9123_06, JOB 9123_07, Design, Access and Heritage Statement, Damp Proofing 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:

Site Location Plan P24-0166-BA-A1-ZZ-DR-A-3000 P01, P24-0166-BA-A1-XX-DR-A-7105 P03, P24-0166-BA-A1-XX-DR-A-7100 P04, P24-0166-BA-A1-XX-DR-A-6000 P01, P24-0166-BA-A1-GF-DR-A-4105 P07, P24-0166-BA-A1-XX-DR-A-4104 P02, P24-0166-BA-A1-XX-DR-A-4103 P04, P24-0166-BA-A1-XX-DR-A-4102 P01, P24-0166-BA-A1-XX-DR-A-4101 P01, P24-0166-BA-A1-XX-DR-A-4100 P05, P24-0166-BA-A1-XX-DR-A-4003 P01, P24-0166-BA-A1-XX-DR-A-4002 P01, P24-0166-BA-A1-XX-DR-A-4001 P01, P24-0166-BA-A1-XX-DR-A-4000 P01, P24-0166-BA-A1-GF-DR-A-3205 P02, P24-0166-BA-A1-GF-DR-A-3201 P06, P24-0166-BA-A1-GF-DR-A-3051 P03, P24-0166-BA-A1-B-DR-A-4010 P01, P24-0166-BA-A1-B-DR-A-3200 P10, P24-0166-BA-A1-B-DR-A-3060 P01, P24-0166-BA-A1-B-DR-A-3050 P01, JOB 9123_01, JOB 9123_02, JOB 9123_03, JOB 9123_04, JOB 9123_05, JOB 9123_06, JOB 9123_07, Design, Access and Heritage Statement, Damp Proofing 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves various alterations including the installation of a platform lift to the front lightwell area and associated alterations to the front railing to access the lift via a gate, the widening and replacement of the existing front door, and to the rear, the levelling of the rear courtyard area. This is in order to improve the accessibility of the building.

The application site is Grade II listed and is located within the Bloomsbury Conservation Area. It is noted that much of the works have already been approved in 2024 under planning permission ref. 2024/1300/P and associated listed building consent 2024/1515/L. The platform lift would now reach the upper ground floor compared to the approved. An associated listed building

application for these works has been submitted under ref. 2024/5052/L.

The new platform lift in the front lightwell would provide access to the raised ground floor entrance. The principle of installing an access lift to circumvent the front steps has previously been accepted. The modification of the railings is the minimum needed to create functional access and are in general keeping with the character and appearance of the building by using sympathetic railings on the glazed gate to match the existing.

The replacement door, although wider than the existing, would not significantly detract from the overall appearance of the building and is acceptable.

The works to the rear, including the releveling of the courtyard to provide level access, is in keeping with the works previously approved and remain acceptable.

The proposal is considered to preserve the character and appearance of the conservation area and listed building. 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 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Also having due regard to the Public Sector Equality Duty, the proposal would have a clear and positive impact on those experiencing barriers to accessibility, including disabled people, those with young children, and older people.

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.

As such, the proposed development is in general accordance with policies A1, C6, 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) 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



Daniel Pope
Chief Planning Officer