

Application ref: 2024/5052/L
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Development Management
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Gerald Eve
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 and levelling of rear courtyard area, and internal works including damp proofing at lower ground floor level, the widening and replacement of doors at ground floor level, and other 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 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:

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: 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 consent:

The proposal involves various external alterations, including the installation of an external platform lift to the front lightwell area, with associated changes to the front railings to allow access to the lift via a gate, the widening and replacement of the front door, and the releveling of the rear courtyard area to provide level access to the rear of the property. The internal works including the widening of doors at ground floor level and damp proofing works to the existing lower ground.

It is noted that much of the works have already been approved in 2024 under

planning application 2024/1300/P and listed building consent 2024/1515/L. The buildings were relatively recently refurbished as part of the previous scope of works, to provide accessible W.C. facilities within the lower ground floor. However, there is currently no means of access to the main areas of the building for a person in a wheelchair. For this reason, new applications to improve the accessibility of the buildings have been submitted and the platform lift would now reach the upper ground floor.

The site is Grade II listed and is located within the Bloomsbury Conservation Area.

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 would be done in a sympathetic way, using railings on glazed gates to match the appearance of the existing. The new widened door would not detract from the overall appearance of the building and is acceptable. The releveling of the rear courtyard area would be in line with the works already approved and would improve the accessibility to the building from the rear.

Internally, the previous refurbishment included the installation of modern doors at ground floor level. Further modification of existing doorways to permit wheelchair access is required. Doors DG-01, DG-02, DG-03, DG-06, DG-08 and DG-10 are all replaced modern doors and doors DG-04, DG-05 and DG-07 are original doors but have been previously altered. Increase in doorway width with associated door replacement may be perceived as harm (at a low level), but this is considered to be outweighed by the public benefit of enabling mobility-challenged access.

Floor tiles to existing corridor on the ground floor at No.36 are original and therefore of significance. It is proposed that these original tiles will be retained, and matching tiles found to complete the tile pattern within the widened doorway. Other fire regulation related works and remedial damp proof works are not opposed.

The proposed works which include the installation of an access lift, widening existing doors and alterations to the external rear courtyard, are the minimum necessary to facilitate disabled access.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting 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 2013.

The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policy 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 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.
- 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.

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



Daniel Pope
Chief Planning Officer