

Application ref: 2024/4074/P
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Date: 13 January 2025

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/planning

DP9
c/o Agent
London
SW1Y 5NQ

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)
Full Planning Permission Granted

Address:
University Of London Union Building
Malet Street
London
WC1E 7HY

Proposal: External alterations to Malet Street elevation to refurbish the existing ground floor cafe, including; new stone walls and steps to create new accesses and outdoor seating area, new and replacement doors and windows; installation of CCTV cameras; removal and replacement of railings.

Drawing Nos: Plans: 32939-01-00-GA; 32939-01-00-GA-EX; 32939-01-00-ELEV;
32939-01-00-GA Rev C; 32939-01-00-ELEV-1; 32939-01-00-ELEV-2 Rev A

Supporting information: Design and Access Statement prepared by Hawkins Brown, December 2024; Cover letter prepared by DP9, 19/09/2024

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 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: 32939-01-00-GA; 32939-01-00-GA-EX; 32939-01-00-ELEV; 32939-01-00-GA Rev C; 32939-01-00-ELEV-1; 32939-01-00-ELEV-2

Rev A

Supporting information: Design and Access Statement prepared by Hawkins Brown, December 2024; Cover letter prepared by DP9, 19/09/2024

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.

- 4 Before the relevant part of the work is begun, 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:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 external alterations to the building to refurbish the exterior of the northern end of this building, facilitate new accesses and entrances to the existing café and provide for a raised outdoor seating area ancillary to the café at the Malet Street elevation, and improve security to this part of the site.

The proposal has been amended through the course of the application to provide a direct access route from Malet Street to the existing entrance of the Assembly Hall as opposed to via the raised terrace; a reconfigured raised terrace area relocated to the west [left] of the main entrance; retention and refurbishment of two timber entrance doors; relocation of the front entrance steps in line with existing brick wall to provide wheelchair access from the main entrance to raised terrace area; stone wall to terrace to be limestone to match existing limestone in lieu of previously proposed timber clad wall; new stone

pavers to match existing in lieu of previously proposed timber decking.

The raised terrace would be located over the existing disused entrance steps to the Assembly Hall, which together with the other external alterations proposed, would bring this part of the building back into life enhancing the streetscape and public-realm, at a key node of the university campus. The retention of steps, albeit of a reduced scale to the existing, at this part of the frontage is also important in the activation of this part of the building.

The retention and refurbishment of the existing Assembly Hall timber doors, with secondary internal automatic opening glazed sliding doors and fixed glazing, ensures this architectural detail will continue to be a key contributing feature of this part of the building and balances the amount of new and more contemporary elements proposed as part of the refurbishment works. The doors and window will be new double glazed metal Crittall style to match existing glazing.

The removal of the redundant ATM and replacement with the accessible entrance door will also further improve activation of the street.

The proposed materials will generally match or complement the existing traditional materials of the building, in particular the new stone steps and terrace, stone walls, railings, and metal Crittall doors and windows. The incorporation of planters into the raised stone wall at the edge of the terrace would be a secondary feature while complementing the use of the unit and terrace as a café, and soften the edge of the new wall.

In terms of access, the applicant reviewed the possibility of removing the dividing wall between the terrace and the landing to the ramp allowing a connection between the two and providing one main entrance for all. However such a connection would result in a convoluted route from the ramp to the entrance made further challenging by level differences from ramp landing to terrace. The design will greatly improve access for all by bringing into operation the currently out of use compliant accessible ramp to enter through a new automatic door. This is complemented with new stepped access using the original entrance to the Assembly Hall. 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.

In terms of the main entrance to Birbeck Central, the main entrance door to Birkbeck Central and two side fixed glazed panels have been unsympathetically replaced in the past and do not complement the original glazing. The proposal is to replace the door and two side fixed panels with new double glazed metal Crittall style windows and doors to match existing and to enhance the heritage of the building.

2 Reasons for granting permission continued

The number of CCTV cameras has been consolidated from the original, ensuring there are no more than as necessary to provide surveillance over the café's new outdoor seating and new entrances. The CCTV cameras would be

located at the same height as and match the existing cameras.

Overall, the principle aim for the café is to enhance the quality of public realm by integrating the university with the rest of the area aligned with Camden Council's Bloomsbury Green Corridor vision. The proposals for the café will see improved access into the building which will make it a focal point for visitors as well as improving the social space for students arriving at Malet street and the heart of Birkbeck's campus in Bloomsbury.

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

Deliveries to the café will be as existing, from Malet Street via short the ramp in the centre of the building. Refuse will be removed via the Torrington Place steps and stored in the Birkbeck waste compound for collection. Accordingly, any transport related effects arising from the proposal would be negligible.

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.

- 3 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).
- 4 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.
- 5 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.

6 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.

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 (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).

++ 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).

7 + 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 the post-development value of the onsite habitat, or 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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer