

Application ref: 2024/4997/L
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Date: 14 January 2025

Development Management
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Gerald Eve
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

UCL Chadwick Building
Gower Street
London
WC1E 6BT

Proposal: Removal and replacement of 2 x existing condenser units within the front lightwell and side elevation

Drawing Nos: Site Location Plan 240216 - 1102 P01, 240216-8500 C02, 240216 - 3030 P01, 240216 - 3040 P01, Noise Impact Assessment VA5452.240804.NIA 05/08/2024, Design and Access Statement, Cover Letter, UCL Teaching Spaces Chadwick building – External condenser replacement document.

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 240216 - 1102 P01, 240216-8500 C02, 240216 - 3030 P01, 240216 - 3040 P01, Noise Impact Assessment VA5452.240804.NIA 05/08/2024, Design and Access Statement, Cover Letter, UCL Teaching Spaces Chadwick building – External condenser replacement document

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 the replacement of a condenser unit within the front lightwell of the building, and the removal of 2no existing condenser units and the installation of 1no condenser unit to the side elevation of the building in the covered plant area.

There would be an overall reduction in the number of units and the redundant plant would be removed which is welcomed.

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

The new units would have limited visibility in views from the public realm and would be located in areas where there is existing plant. Therefore there would be no significant changes to the appearance of the building. The new pipework and cabling will follow the route of the existing redundant services into the building and no additional historic fabric would be harmed.

The proposal is considered not to impact on the significance of the listed application building or nearby listed buildings.

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 proposal is in general accordance with policies 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 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

A handwritten signature in black ink, appearing to be 'DRP', is written over a faint circular stamp.

Daniel Pope
Chief Planning Officer