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Development Planning
London Borough of Camden
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FAO: Edward Hodgson

Our ref: LOL/SNE/ASI/U0025656

Your ref: PP-13675173

10 January 2025

Dear Sir

Main Quadrangle and Wilkins Building, Gower Street, London, WC1E 6BT
Town and Country Planning Act 1990 (as amended) – Section 96A
Application for Non-Material Amendment

We write on behalf of our client, University College London ('UCL'), to submit an application for a non-material amendment ('NMA') under Section 96A of the Town and Country Planning Act 1990 (as amended) to amend the wording of condition 13(C) of Planning Permission Ref. 2024/3177/P in respect of the Main Quadrangle and Wilkins Building, Gower Street, London, WC1E 6BT (the 'Site').

Planning Background

Full planning permission and listed building consent was granted on 29 November 2024 (refs. 2024/3177/P and 2024/3192/L) for the following:

Full planning permission

“Refurbishment and improvement works, including creation of sloped access to the Slade and Wilkins Building, replacement of roof lights on Slade Building, Installation of canopies and landscaping works in the Main Quadrangle, installation of plant and enclosure on the Wilkins Building roof, waterproofing works to the Chadwick Building basement, cycle parking, disabled parking, and associated works.”

Listed building consent

“Refurbishment and improvement works to Wilkins Building, including the creation of new openings and replacement of glazing in the Cloisters and adjacent rooms, works for the installation of a new staircase and accessible lift, installation of plant at roof level, landscaping of the Main Quadrangle, introduction of sloped access to buildings, replacement of rooflights for the Slade Building, waterproofing works to Chadwick Building, and associated works.”

Following approval in November 2024, an application was submitted on 23 December 2024 to part discharge condition 13 and informatives 4 and 5 of Planning Permission Ref. 2024/3177/P. This application is currently pending determination.

The Proposal

This application seeks to amend the current wording of condition 13(C) of Planning Permission Ref. 2024/3177/P which relates to habitat creation and enhancement works. The full wording of condition 13 is set out below.

Condition 13 – Biodiversity Net Gain

“a) The development shall not commenced until a Biodiversity Gain Plan and Habitat Management and Monitoring Plan prepared in accordance with the draft Habitat Management and Monitoring Plan dated 9th October 2024 is submitted to and approved in writing by the local planning authority.

The Habitat Management and Monitoring Plan (HMMP) should include:

- a non-technical summary;
- the roles and responsibilities of the people of organisations delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the Biodiversity Net Gain in accordance with the Biodiversity Gain Plan;
- the management measures to maintain habitat in accordance with the Biodiversity Gain Plan for a period of 30 years from the completion of the development; and
- the monitoring methodology and frequency in respect of the created or enhance habitat to be submitted to the local planning authority.

b) The developer shall notify the local planning authority in writing 1) when the HMMP has been implemented; and 2) the habitat creation and enhancement works as set out in the HMMP have been completed.

c) No development shall take place until the habitat creation and enhancement works set out in the approved HMMP have been completed and a completion report, evidencing the completed habitat enhancements, has been submitted to and approved in writing by the local planning authority.

The created and/or enhanced habitat specifically in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.”

Due to the stage of development when the habitat creation and enhancement works would be planted (towards the end of development), the current trigger under part C of the condition for this to be carried out prior to development is not feasible. Discussions have been held with the Camden Planning Case Officer on this matter, and it has been agreed that the trigger for the discharge of this part of the condition can be amended to a later date to align more appropriately with the programme of works.

This NMA application therefore seeks to amend the wording of condition 13(C) as follows (which has been informally agreed with the Case Officer):

Current wording of condition 13(C)	Proposed wording of condition 13(C)
No development shall take place until the habitat creation and enhancement works set out in the approved HMMP have been completed and a completion report, evidencing the completed habitat enhancements, has been submitted to and approved in writing by the local planning authority.	The habitat creation and enhancement works set out in the approved HMMP shall be completed and a completion report, evidencing the completed habitat enhancements, shall be submitted to and approved in writing by the local planning authority by no later than the end of the planting season following completion of the development.

We trust the suggested revised wording is appropriate, and that the NMA application can be approved without delay.

Furthermore, for reference, it has been explained to the Camden Planning Officer that there are a few conditions that have a trigger of 'prior to occupation'. Although the Wilkins Building and Main Quadrangle will not be used for its full potential (i.e. for events etc) until the works are completed and the relevant conditions discharged, there will still be a requirement for an element of access to the spaces by staff and students over the next 12 months whilst works are undertaken.

This is primarily to allow appropriate access to other areas of the campus which don't fall within the works but require access through the space. In addition, access arrangements will also need to be made for H&S and fire safety reasons. These routes may change over the course of the 12 months as different areas of the site are developed. This has been reviewed by Camden Officers and deemed acceptable and would not lead to a direct breach of outstanding planning conditions for this planning permission.

Application Documentation

In accordance with the London Borough of Camden's validation requirements, the following documents have been submitted in support of the application:

- Completed Application Form, prepared by Gerald Eve LLP;
- Covering Letter (this document), prepared by Gerald Eve LLP; and
- Site Location Plan, prepared by Burwell Architects.

The requisite application fee of £293.00 (plus a Planning Portal admin fee of £70.00) has been paid online via the Planning Portal (PP-13675173) at the time of submission.

We look forward to receiving confirmation of registration and validation of the application shortly. If you have any queries in the meantime, please do not hesitate to contact Sam Neal [REDACTED] or Aadam Siddiqui [REDACTED] of this office.

Yours faithfully,

Gerald Eve LLP.

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