

Planning Statement

**For: London School of Hygiene
and Tropical Medicine**

**15-17 Tavistock Place
London
WC1H 9SH**

January 2025

Prepared by

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Signed: *Lambert Smith Hampton*

For and on behalf of Lambert Smith Hampton

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1.0 Introduction

1.1 This Planning Statement has been prepared by Lambert Smith Hampton in support of a full planning application on behalf of our client, the London School of Hygiene and Tropical Medicine (LSHTM) ('the applicant'), for planning consent at 15-17 Tavistock Place, Bloomsbury ('the Site').

1.2 The London School of Hygiene & Tropical Medicine is renowned for its research, postgraduate studies and continuing education in public and global health. We have an annual research income of more than £190 million and are one of the highest-rated research institutions in the UK. Established in 1899, The London School of Hygiene and Tropical Medicine (LSHTM) is dedicated to improving health worldwide through training the next generation of health leaders to address major public and global health challenges.

1.3 Planning Permission (reference: 2023/4334/P) was granted on 28 August 2024 for the following description of development:

'Installation of new door, planters, pavement lights and signage to front elevation, new windows, door and render to courtyard elevation, and new plant, PV panels, green roof and extended staircase at roof level.'

1.4 Following the grant of planning permission reference 2023/4334/P, LSHTM are now seeking external alterations to the front elevation to improve the buildings wayfinding and enhance its contribution to the street scene.

1.5 As such, full planning permission for the following description of development is being sought: at 15-17 Tavistock Place:

"Re-installation of window, new door, planters, pavement lights and signage to the front elevation"

1.6 Plan led approach at Section 38(6) of the Planning and Compulsory Purchase Act 2004 necessitates that development proposals are determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. As such, the purpose of this statement is to assess and justify the proposed development within this planning policy context. In doing so, the sections of the report are as follows:

- **Chapter 2: Site and Surroundings** – A summary of the relevant planning history;
- **Chapter 3: Planning History** – A summary of the relevant planning history;
- **Chapter 4: The Proposed Development** – A description of the proposed development;

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- **Chapter 5: The Development Plan** – Identifies the relevant local and regional planning policies;
 - **Chapter 6: Planning Appraisal** – An assessment of the proposals within the context of the development plan and other material considerations;
 - **Chapter 7: Conclusions** – Concluding assessment of the proposals.

1.7 The application is supported by the following documents:

- Application Forms prepared by Lambert Smith Hampton;
- Application Plans and Drawings including:
 - o Location Plan prepared by Rivington Street Studio;
 - o Site Plan prepared by Rivington Street Studio;
 - o Existing and Proposed Elevations prepared by Rivington Street Studio
- Cover Letter prepared by LSH;
- CIL Form 1 prepared by LSH;
- Design and Access Statement (DAS) (including photographs) prepared by Rivington Street Studio;
- Heritage Addendum Statement prepared by Conservation Planning; and
- Planning Statement prepared by LSH.

2.0 Site Context

- 2.1 The London School of Hygiene and Tropical Medicine (LSHTM) is a public research university in Bloomsbury, central London, and a member institution of the University of London that specialises in public health and tropical medicine. Founded in 1899 at the London Docks, LSHTM is now based in Bloomsbury, where it has two main sites at Keppel Street and Tavistock Place, and additional sites in The Gambia and Uganda.
- 2.2 LSHTM's expertise ranges from the molecular to the global, the theoretical to the applied, the analytical to the political. LSHTM is famed for its international, cultural, professional and academic diversity. Students benefit from exposure to a broad range of perspectives, which expands their knowledge across a multitude of disciplines. Specialised, multidisciplinary programmes are taught by experts in their field, whose own research often informs the teaching curriculum. There are three faculties at the LSHTM, and the School offers a range of postgraduate degrees, including MSc and research degrees, within these fields. Accordingly, the LSHTM is a key employer in the Borough and attracts research funding from across the world.
- 2.3 The application site at Tavistock Place, known as TP1, extends to approximately 0.18 hectares (ha) and is located within the London Borough of Camden (LBC). The site comprises a teaching building belonging to the London School of Hygiene and Tropical Medicine (LSHTM). The Site is located within LBC's wider knowledge quarter, further detail of which is set out below.
- 2.4 The site at 15-17 Tavistock Place is a 19th century main building with a 1960s 'wing'. It was transformed in 2010 with the addition of a new extension containing circulation space running parallel to the rear elevation of the main building. The building is known as TP1 and was opened to provide teaching, research and support office space.
- 2.5 To the rear of the TP1 building is the recently redeveloped TP2 building, which was granted planning permission in 2017 (ref. 2015/3406/P) for:
- "Proposed demolition of existing shed buildings (D1) and erection of a single-2-3 storey medical research laboratory and higher education facility (D1) with basement accommodation of 2 floors and an associated plant on roof."*
- 2.6 The site is predominately surrounded by a residential and hotel development. It is bound by Tavistock Place to the south, an estate agency to the east, the Camden Chinese Community Centre and residential development to the west and several hotels to the north.
- 2.7 The site itself is four storeys in height with a lower ground floor and roof access for maintenance of the plant. The prevailing building heights are largely characterised by terraced hotels and residential properties that are four to five storeys in height. For instance, the hotels adjacent

and to the rear of the site are four storeys in height whilst the Mary Ward House Conference Centre to the east of the site extends to five storeys.

- 2.8 The site is not statutory or locally listed, but it is located within the Bloomsbury Conservation Area, which states the following about the site:

“Tavistock Place is a busier, wider street that is more mixed in character with a larger proportion of buildings dating from the late 19th and early 20th centuries. The height and articulation of the early 19th century four-storey townhouses on the south side, built by Burton to his own designs is echoed in the larger scale but continuous block on the north side at No 15.”

- 2.9 Although the site is not listed, there are several Grade II Listed buildings near to the Site. The closest buildings are located on Tavistock Place, adjacent to the site and include numbers 18 – 24, 26 – 46 and number 77 incorporating number 75. Additionally, the Mary Ward Centre which is located approximately 25m to the east of the site is Grade II Listed. To the rear of the site, the closest Grade II Listed buildings are numbers 14, 15,16, 18, 19 and 25 on Burton Street. The closets Grade I Listed building is the National Institute for Social Work Training which is located approximately 70m to the east of the site.

- 2.10 A map of listed buildings in the immediate vicinity is shown in Figure 1 below, with the subject property highlighted:



Figure 1: Listed Buildings within the immediate vicinity to the site

- 2.11 The Site has a PTAL (Public Transport Accessibility Level) score of 6b, the highest rating of access to public transport and is therefore situated in a highly sustainable location.

- 2.12 The Site is within the London View Framework's Protected Vista 4A.1/4A.2, inside both the Landmark Viewing Corridor and the Wider Setting Consultation area. The aim of the designation is to protect the view of central London from Primrose Hill and therefore restrict buildings heights which could impact on this view. The proposed development will not impact on this viewing corridor.
- 2.13 The site is four storeys in height with a lower ground floor and roof access for maintenance of the plant. The Site is located within the Environment Agency's Flood Zone 1 and is therefore at low risk of flooding.

Camden Knowledge Quarter

- 2.14 The site is located within Camden's Knowledge Quarter which spans a one-mile radius of King's Cross Station, across two London boroughs (Camden and Westminster); encompassing St Pancras, King's Cross, Bloomsbury and Euston. Figure 2 below shows the extent of the area:



Figure 2: Extent of Camden's Knowledge Quarter

- 2.15 The Knowledge Quarter is viewed as a world-leading innovation district both in the UK and across the world by policymakers and influencers. It has brought together over 100 cultural, research, scientific, business and academic institutions under one umbrella, positioning the area as unique in the knowledge economy.
- 2.16 A key priority for LBC is ensuring that local communities and businesses in Camden benefit from new proposals within the Quarter. The proposals are needed to respond to the current

and emerging needs of the knowledge economy. The proposals for at LSHTM TP1 are a key component of development within the Knowledge Quarter and seek to aid the development of these industries and help to build the brand of the Knowledge Quarter both nationally and globally.

3.0 Planning History

3.1 A review of the London Borough of Camden (LBC)'s online planning history database was undertaken for the site. The available planning history for the TP1 building is detailed in the table below, with the most recent decisions set out at the top of the table:

Application Reference	Description of Development	Decision
2023/4334/P	Installation of new doors, planters, pavement lights and signage to front elevation, new windows, door and render to courtyard elevation, and new plant, PV panels, green roof and extended staircase at roof level.	Permission Granted 28/08/2024
2019/6221/P	Replacement of the existing doors on Tavistock Place frontage by new doors and formation of a new access ramp and associated railings to create a new main entrance on the front elevation.	Permission Granted 23/03/2020
2017/1550/P	Proposed change of use of part of ground floor from Education Facility (D1) to a restaurant/café (A3)	Permission Granted 19/06/2017
2012/0677/P	Proposed minor commercial alterations including 5 bollards to front elevation and access gate to rear side entrance of educational and office building (B1/D1).	Permission Granted 11/04/2012
2010/5389/P	Proposed commercial change of use with extension including new entrance and security gates and grills and reconfiguration of glazing, escape stairs, landscaping, cycle storage area and solar panels, pursuant to permission 2009/0067/P	Permission Granted 24/03/2011
2009/5188/P	Details of 'ground investigation and proposed remedial measures' and full details of replacement windows pursuant to conditions 6 and 9 of permission 2009/0067/P	Permission Granted 01/04/2010
2010/0495/P	details pursuant to condition 10 of permission 2009/0067/P	Permission Granted 16/03/2010
2009/2878/P	Details of the programme of ground investigation pursuant to condition 6 of permission 2009/0067/P	Permission Part Granted/Refused 31/07/2009
2009/0129/C	Conservation Area Consent for demolition of an existing open-sided steel structure in the rear courtyard	Permission Granted 08/05/2009
2009/0067/P	Commercial change of use and conversion from offices (B1) to flexible business/non-residential institution floorspace (B1/D1) plus alterations and extensions including four storey rear extension in courtyard.	Permission Granted subject to S106 agreement 23/04/2009

Table 1: Planning History

3.2 As set out within Table 1 above, planning permission was recently granted (reference 2023/4334/P for the following description of development:

'Installation of new doors, planters, pavement lights and signage to front elevation, new windows, door and render to courtyard elevation, and new plant, PV panels, green roof and extended staircase at roof level'.

- 3.3 Further to the above application, the applicant and design team have reviewed and revised the proposals to the front elevation of the building including a new entrance door and infill window so that the proposals are more in keeping with the character and appearance of the Conservation Area.

4.0 The Proposed Development

4.1 Full planning permission is sought for:

“Re-installation of window, new door, planters, pavement lights and signage to the front elevation”

4.2 The proposed development comprises:

- Enhancements to the main entrance and identity of the building;
- Installation of new door and fanlight;
- Installation of new window;
- New signage above cornice line; and
- Soft landscaping including planters and pavement lights.

4.3 The LSHTM has expressed concerns that the building lacks clear wayfinding and identity from the street as the building’s entrance doors and blocked window to the reception area are not welcoming or recognisable as the entrance to a major teaching and research institution. As such, the school is seeking external alterations to the front elevation to provide a more contemporary and visually open presence at ground floor level which is consistent with the character of the adjacent street scenes. The proposals will strengthen the architectural setting and preserve and enhance the character and appearance of the Conservation Area.

4.4 Further details of the proposed external works are set out within the supporting DAS, prepared by Rivington Street Studios.

5.0 The Development Plan

- 5.1 The plan led approach at Section 38(6) of the Planning and Compulsory Purchase Act 2004 necessitates that development proposals are determined in accordance with the statutory the Development Plan unless material considerations indicate otherwise.
- 5.2 An important material consideration in the determination of planning applications is that of Government planning policy and guidance, which takes the form of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) respectively and as such these are also considered where appropriate.
- 5.3 The site lies within the London Borough of Camden thus the adopted Camden Local Plan (2017) provides the starting point for the consideration of this application.
- 5.4 The relevant Development Plan comprises the:
- London Plan (2021); and
 - Camden Local Plan (2017)

Camden Local Plan Policies

- 5.5 Local Plan Policy E1 (Economic Development) recognises the importance of education as an employment generating use, and states that the Council will support development of Camden's education sector and promote the development of the Knowledge Quarter. The site is a higher education facility located within the Camden Knowledge Quarter.
- 5.6 Local Plan Policy C2 (Community Facilities) states that the Council will support the investment plans of educational and research bodies to expand their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. The site is an educational establishment, and its development will generate economic benefits for Camden.
- 5.7 Local Plan Policy D1 (Design) states that development proposals must respect the local character and context of the area, including preservation and enhancement of the historic environment and heritage assets. The proposals will respect the local context and character of the area and make a positive contribution to the Conservation Area in line with policy.
- 5.8 Local Plan Policy D2 (Heritage) requires development in conservation areas to preserve or enhance the character of the Conservation Area. In accordance with policy, the development proposals will make a positive contribution to the Conservation Area.

London Plan Policies

- 5.9 London Plan Policy E8 (Sector Growth Opportunities and Clusters) states that London's higher and further education providers and their development across all parts of London should be

promoted. In accordance with policy, the site is a higher education facility and therefore its development should be promoted.

- 5.10 London Plan Policy D3 (Optimising Site Capacity through the design-led approach) asks that proposals deliver buildings and spaces that positively respond to local distinctiveness as well as respect heritage assets that contribute towards local character. The proposals will respect the local context and character of the area and make a positive contribution to the Conservation Area in line with policy.
- 5.11 London Plan Policy HC1 (Heritage, Conservation and Growth) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. In line with policy, the development proposals would preserve their setting and offer enhancement to the Conservation Area.
- 5.12 London Plan Policy HC3 (Strategic and Local Views) outlines that development where there is a Protected Vista (PV), should not harm the composition of the PVs, nor the viewer's ability to recognise and appreciate the Strategically Important Landmark. Due to the minor natures of the proposals, the proposals would not have any adverse effects on the viewing corridor. Whilst there would be a limited glimpsed view of the plant screen at a local level, this would not be detrimental to the viewing corridor.
- 5.13 London Plan Policy HC4 (London View Management Framework) which states that where proposals fall within a designated view, development in the foreground, middle ground or background of a designated view should not be intrusive, unsightly or prominent to the detriment of the view. Due to the relatively minor natures of the proposals, the proposals would not have any adverse effects on the viewing corridor.
- 5.14 Local Plan Policy CC1 (Climate Change Mitigation) states that the Council will require all developments to minimise the effects of climate change. In accordance with policy, the development proposals will enable the LSHTM to meet net zero by 2030.
- 5.15 In addition, a number of Supplementary Planning Documents (SPDs) have been adopted by Camden are considered to be material considerations in the determination of the application. The SPDs that are considered to relevant to this application are:
- Camden Planning Guidance: Air Quality (2021);
 - Camden Planning Guidance: Amenity (2021);
 - Camden Planning Guidance: Design (2021);
 - Camden Planning Guidance: Transport (2021)
 - Camden Planning Guidance: Energy Efficiency and Adaptation (2021).

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- 5.16 The London Borough of Camden is in the early stages of reviewing its Local Plan. The Council published the Regulation 18 version of their draft Local Plan in January 2024 and consulted on it between January and March 2024. They are currently considering the responses received and it is anticipated that the Regulation 19 version of the Local Plan will be published in spring 2025.

6.0 Planning Assessment

6.1 This Chapter considers the development proposals against the relevant local and national planning policies, outlining the key planning benefits of the proposals. Consideration is given to the planning issues arising from the proposed redevelopment, including:

- i. Principle of Development;
- ii. Design;
- iii. Heritage;
- iv. Visual Impacts; and
- v. Environment, Sustainability and Energy

Principle of Development

6.2 The proposals are for external alterations and enhancements to the main entrance which is currently unwelcoming and makes the interior space feel dark and fails to align with the School's ethos of an open contemporary institutions. As set out within the DAS prepared by Rivington Street Studio, the proposals are therefore to provide a more animated and visually open presence at ground floor which is consistent with the character of the adjacent street scenes.

6.3 Local Plan Policy E1 (Economic Development) recognises the importance of education as an employment generating use, and states that the Council will support development of Camden's education sector and promote the development of the Knowledge Quarter around Euston and Kings Cross.

6.4 Local Plan Policy C2 (Community Facilities) states that the Council will support the investment plans of educational and research bodies to expand their operations, considering the social and economic benefits they generate for Camden, London, and the UK.

6.5 In line with local policy, London Plan Policy E8 (Sector Growth Opportunities and Clusters) states that London's higher and further education providers and their development across all parts of London should be promoted.

6.6 The site is a higher education facility located within the Camden Knowledge Quarter. The proposed external façade improvements will improve the external appearance of the building, whilst also improving wayfinding for students and staff using the building. The proposals will therefore contribute towards the promotion of development in the Camden Knowledge Quarter as well as generate social and economic benefits for Camden. Accordingly, the proposals comply with the relevant local and regional policy, and the principle of the proposed development should be supported.

Design

- 6.7 Camden's Local Plan Policy D1 (Design) sets out design and visual impact parameters for development in the borough. The policy outlines that development proposals must adhere to three main design tenets:
- i. Respect the local context and character of the area, including preservation and enhancement of the historic environment and heritage assets.
 - ii. Incorporate best practice in resource management. This means being sustainable in design and construction, being of a high quality and complementing the local character through integration and preserving strategic and local views.
 - iii. Be inclusive and accessible for all, promoting health, being secure and designed to minimise crime and antisocial behaviour.
- 6.8 London Plan Policy D3 (Optimising Site Capacity through the design-led approach) asks that proposals deliver buildings and spaces that positively respond to local distinctiveness as well as respect heritage assets that contribute towards local character.
- 6.9 As set out within the DAS prepared by Rivington Street Studio submitted in support of the application, the development proposals will enhance the main entrance and identity of the building through localised repairs and redecoration of railings and replacement of the existing (nonoriginal) doors and installation of new window which is currently infilled below the transom line to match the rest of the façade. These alterations will open out the building and make it more welcoming. Both the railings and doors will be replaced in line with the existing development and therefore there will be no adverse effects on the character of the area. Moreover, the planters proposed will soften the entrance so that it follows a similar precedent to the Mary Ward House down the road. As set out within the supporting Heritage Statement prepared by Conservation Planning, the proposals will therefore make a positive contribution to the Conservation Area and surrounding context in line with Local Plan Policy D1 (Design).

Heritage

- 6.10 Paragraphs 207 and 208 of the NPPF require that Heritage Assets (which includes archaeological remains) are conserved in a manner appropriate to their significance so they can be enjoyed for their contribution to quality of life for future generations. The site is located within the Bloomsbury Conservation Area. Local Plan Policy D2 (Heritage) requires development in conservation areas to preserve or enhance the character of the Conservation Area.
- 6.11 Policy D2 also states that the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits

of the proposal convincingly outweigh that harm. Accordingly, the benefits of the proposals are considered in more detail in the overall planning balance section below.

- 6.12 London Plan Policy HC1 (Heritage, Conservation and Growth) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- 6.13 The application is supported by a Heritage Addendum Statement prepared by Conservation Planning. As detailed within the Heritage Statement, the proposals for the building's refurbishment would conserve its front elevation without alteration and the changes to the materiality and detailing of the front entrance would not cause any harm to the architectural interest or significance of the building. As stated within the Heritage Addendum Statement, the front entrance doors are a later alteration of no architectural or material interest and replacing the sub-divided fanlight with a fully glazed variant would be a very minor loss of early fabric.
- 6.14 Overall, the Heritage Statement concludes that the impact on the character or appearance of the Bloomsbury Conservation Area would be de-minimums. Therefore, it is considered that the proposals align with both Local Plan Policy D2 (Heritage) and London Plan Policy HC1 (Heritage, Conservation and Growth) and should be supported in principle. Notwithstanding this, we have also carried out an assessment in the overall planning balance, in accordance with the requirements of the NPPF, which is considered subsequently.

Visual Impact

- 6.15 The Site is located within the London View Framework's Protected Vista 4A.1/4A.2 (Primrose Hill) inside both the Landmark Viewing Corridor and wider setting consultation area. Local Plan Policy D1 (Design) states that the Council will seek to preserve or enhance strategic views. Accordingly, London Plan Policy HC3 (Strategic and Local Views) states proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view.
- 6.16 The policy outlines that development where there is a Protected Vista (PV), should not harm the composition of the PVs, nor the viewer's ability to recognise and appreciate the Strategically Important Landmark, whether the development proposal falls inside the Wider Setting Consultation area or not. This is further set out in London Plan Policy HC4 (London View Management Framework) which states that where proposals fall within a designated view, development in the foreground, middle ground or background of a designated view should not be intrusive, unsightly or prominent to the detriment of the view. In accordance with London Plan Policies, the proposals, which are restricted to the front façade, would not have any adverse effects on the viewing corridor and would not be visible from Primrose Hill due to the minor nature of the proposals.

Environment, Sustainability and Energy

- 6.17 In accordance with Local Plan Policies CC1 (Climate Change Mitigation) and CC2 (Adapting to Climate Change) the replacement of the entrance door and the reopening of the blocked window will improve the sustainability credentials of the building. These alterations along with the wider proposals which were approved under planning application reference 2023/4334/P, will improve the building's thermal performance, reduce energy consumption, and enhance indoor comfort for occupants. This will help the school in their decarbonisation plan to achieve net zero by 2030 in accordance with Local Plan Policies CC1 (Climate Change Mitigation) and CC2 (Adapting to Climate Change).

Planning Balance

- 6.18 As noted above, the application is supported by a Heritage Statement, which concludes that the impact on the character or appearance of the Conservation Area would be de-minimis. Notwithstanding this, should the Council reach an alternative view e.g. less than substantial harm, it would be necessary to apply the relevant tests as set out within the NPPF and Development Plan.
- 6.19 In accordance with paragraph 215 of the NPPF, less than substantial harm to designated heritage assets should be weighed against the public benefits of the proposal. Accordingly, it is appropriate to consider any perceived heritage harm against the benefits, which includes a significant number of public benefits associated with the application, including improved educational facilities at a renowned teaching and learning facility with international presence.
- 6.20 Additional public benefits of the scheme are set out below:
- 1) **Enhanced Appearance:** The external alterations will improve the aesthetic appearance of the building's façade; making a positive contribution to the street scene and enhancing this part of the Conservation Area.
 - 2) **Improved Wayfinding:** The proposed amendments to the entrance of the building and introduction of new building signage, will improve wayfinding to the site for both students and staff.
 - 3) **Respect Character and Context:** The proposed scheme will respect the character and context of the Bloomsbury Conservation Area and have no impact on the design and character of neighbouring properties or their amenity.
 - 4) **Improved Sustainability Credentials:** The proposals will deliver significant sustainability benefits through reducing heat loss and improving the building's thermal insulation. This will help the LSHTM in their decarbonisation strategy to achieve net zero by 2030.

7.0 Summary and Conclusions

- 7.1 This Planning Statement, prepared on behalf of our client the LSHTM, provides an appraisal of the key development plan planning considerations for the proposed development at 15 – 17 Tavistock Place. We have assessed the key land use policies relating to the development of the site including design, heritage, visual impact and sustainability and considered these in the overall planning balance.
- 7.2 The LSHTM is a public research university in Bloomsbury, central London, and a member institution of the University of London that specialises in public health and tropical medicine. The campus is in the Camden Knowledge Quarter. The improvements to the building's façade and the functionality of the building, will therefore not only enable the LSHTM to further its internal reputation within the borough for delivering world class education and research activities, but it will help build the brand of the Knowledge Quarter both nationally and globally.
- 7.3 The proposed external alterations to the front elevation including the new entrance door, infill window, improved signage and new planters will not detract from the existing street scene or the overall character and appearance of the Bloomsbury Conservation Area. The proposals will make a positive contribution to the street scene and buildings historic significance. In accordance with Local Plan Policy D2 (Heritage) and London Plan Policy HC1 (Heritage, Conservation and Growth), the Heritage Addendum Statement confirms that the impact would be de-minimis.
- 7.4 Furthermore, the development proposals will improve the buildings sustainability credentials as they will improve the building's thermal performance, reduce energy consumption, and enhance indoor comfort for occupants, which is in accordance with Local Plan Policies CC1 (Climate Change Mitigation) and CC2 (Adapting to Climate Change) as well as London Plan Policy S12 (Minimising Greenhouse Gas Emissions).
- 7.5 Overall, the development proposals would deliver significant benefits including enhanced appearance of the building's façade, improved wayfinding for students and staff, improved sustainability credentials and conserve the character and context of the Bloomsbury Conservation Area. It is therefore considered that there are a significant number of public benefits with the application that would outweigh any perceived heritage harm.
- 7.6 The proposed development therefore accords with the relevant policies of the Camden Local Plan (2017), London Plan (2021), the NPPF (2024) and relevant supplementary planning documents. Consequently, the scheme should be supported by the Council and planning permission be granted.

Lambert Smith Hampton

January 2025