

Application ref: 2025/0139/P  
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Date: 28 January 2025

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Main Quadrangle and Wilkins Building**  
**Gower Street**  
**London**  
**WC1E 6BT**

Proposal: Non-material amendment to alter the wording of condition 13 (Biodiversity Net Gain) of planning permission 2024/3177/P dated 29/11/2024 (for: 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). Namely, changes to the requirements of part C relating to habitat creation and enhancement works.

Drawing Nos: 979-G-0001 Rev P3; Cover Letter (Gerald Eve, 10 January 2025)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.13 of planning permission 2024/3177/P shall be replaced with the following condition:

**REPLACEMENT 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) 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.

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.

Reason: To secure Biodiversity Net Gain in accordance with policy A3 of London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval:

This non-material amendment seeks to alter the requirements of the condition 13, in particular, part C which relates to the habitat creation and enhancement works approved in the Habitat Monitoring and Management Plan. Currently, the condition requires no development to take place until such works have been completed, as demonstrated in a completion report that should be submitted to the Council.

The original application relates to landscaping and improvement works to UCL's Main Quad as part of the university's 200-year anniversary in 2026. The completion of biodiversity related creation and enhancement works is likely to take place towards the end of the programme of works as the hard landscaping and paving works need to be done prior to any planting. The current trigger would restrict these

earlier works to take place. The proposed changes to the condition will still require the BNG works to be completed (as demonstrated in the completion report) while also enabling the programme of approved works to be undertaken within the time frames. Therefore, there is no objection to the tweaked condition.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 29/11/2024 under ref 2024/3177/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbouring amenity impacts. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 29/11/2024 under reference number 2024/3177/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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