

Development Planning
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

FAO: Edward Hodgson

Our ref: LEOL/SNE/ASI/U0023985

Your ref: PP-13793526

24 February 2025

Dear Sir/Madam

25-26 Woburn Square, Bloomsbury, London, WC1H 0AA
Town and Country Planning Act 1990 (as amended)
Discharge of Condition 6 of Planning Permission Ref. 2024/3681/P

We write on behalf of our client, University College London ('UCL'), to submit an application to fully discharge condition 6 of Planning Permission Ref. 2024/3681/P in respect of 25-26 Woburn Square, Bloomsbury, London, WC1H 0AA ('the Site').

Planning Background

On 21 November 2024, an application for full planning permission was granted under application ref. 2024/3681/P for the following:

“Refurbishment and improvements works including replacement of timber window frames, repair works to the roof, refurbishment of front access ramp, installation of platform lifts to the front and rear of the building, installation of ventilation grilles, plant, landscaping, and associated works.”

On 21 November 2024, an application for listed building consent was granted under application ref. 2024/3698/L for the following:

“Refurbishment and improvement works, including replacement of timber window frames, repair works to the roof, refurbishment of front access ramp, installation of platform lifts to the front and rear of the building, removal of internal partitions, infill and opening works of internal access, installation of ventilation grilles, plant, landscaping, and associated works.”

This application seeks to discharge condition 6 (tree protection details) pursuant to Planning Permission Ref. 2024/3681/P in full.

Condition 6 – Tree Protection Details

Condition 6 of Planning Permission Ref. 2024/3681/P states the following:

“Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.”

In accordance with condition 6, a Tree Protection Method Statement has been prepared by Ark Build PLC and is submitted as part of this application for the Council's consideration. In addition, a root protection area briefing note (appendix A) and Tree Survey and Arboricultural Impact Assessment (appendix B) is also being submitted in support of this application.

Please note, the Tree Survey and Arboricultural Impact Assessment is the same as the one submitted at application stage. Please refer to Appendix E & F of this document for tree protection details.

For the avoidance of doubt, this application seeks to discharge condition 6 of Planning Permission Ref. 2024/3681/P in full.

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 Newmark;
- Covering letter, prepared by Newmark;
- Tree Protection Method Statement, prepared by Ark Build PLC;
- Appendix A – Site Guidance Note: Excavation in Root Protection Areas, prepared by Ark Build PLC;
- Appendix B – Tree Survey and Arboricultural Impact Assessment, prepared by Aecom.

The requisite application fee of £145.00 (Plus a Planning Portal admin fee of £70.00) has been paid via the Planning Portal (PP-13793526) at the time of submission.

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

Yours faithfully



Aadam Siddiqui
Planning Consultant



