

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/U0025656

Your ref: PP-13817338/ PP-13817336/ PP-13817335/
PP-13817333

28 February 2025

Dear Sir/Madam

**Main Quadrangle and Wilkins Building, Gower Street, London, WC1E 6BT
Town and Country Planning Act 1990 (as amended)
Part Discharge of Condition 4 of Listed Building Consent Ref. 2024/3192/L and Condition 5 of
Planning Permission Ref. 2024/3177/P, and Discharge of Condition 4 of Planning Permission
Ref. 2024/3177/P.**

We write on behalf of our client, University College London ('UCL'), to submit applications to part discharge condition 4 of Listed Building Consent Ref. 2024/3192/L, and full discharge of condition 4, and part discharge of condition 5 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

On 29 November 2024, an application for full planning permission was granted under application ref. 2024/3177/P for the following:

“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.”

On 29 November 2024, an application for listed building consent was granted under application ref. 2024/3192/L for the following:

“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.”

These applications seek to part discharge condition 4 of Listed Building Consent Ref. 2024/3192/L, full discharge of condition 4 of Planning Permission Ref. 2024/3177/P, and part discharge of condition 5 of Planning Permission Ref. 2024/3177/.

Application 1 - Condition 4 – Detailed drawings, samples and materials

Condition 4 of Listed Building Consent Ref. 2024/3192/L states the following:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Surface finishes;**
- b) Materials for seats, curbs, drains and power points;**
- c) Railings and signage.”**

In accordance with condition 4, a sample schedule has been prepared by Burwell Architects and is submitted as part of this application for the Council’s consideration. In addition, the consented ‘Proposed Finishes Layout’ plan has been submitted for ease of reference.

The details submitted aim to part discharge the Condition in relation to part a, as well as the seats and curbs materials under part b. The remaining material details will be submitted under a subsequent application.

We trust the details provided are sufficient to allow for the part discharge of this condition.

Application 2 - Condition 5 – Detailed drawings, samples and materials

Condition 5 of Planning Permission Ref. 2024/3177/P states the following:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Surface finishes**
- b) Materials for seats, curbs, drains and power points**
- c) Railings and signage**
- d) Proposed earthworks including grading, mounding and other changes in ground levels**
- e) Details of the proposed nine replacement trees (the species and locations of which are to first be agreed with the Council's tree and landscape officer and take into account biodiversity enhancement and future climate change pressures.)**

A comprehensive landscape management plan to ensure the successful establishment of the replacement planting and relocation of T4 (tulip tree) shall be submitted, and approved, prior to the occupation of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

In accordance with condition 5, a sample schedule has been prepared by Burwell Architects and is submitted as part of this application for the Council's consideration. In addition, the consented 'Proposed Finishes Layout' plan has been submitted for ease of reference.

The details submitted aim to part discharge the Condition in relation to part a, as well as the seats and curbs materials under part b. The remaining material details will be submitted under a subsequent application.

We trust the details provided are sufficient to allow for the part discharge of this condition.

Application 3 - Condition 5 – Proposed Earthworks

Condition 5 of Planning Permission Ref. 2024/3177/P states the following:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Surface finishes**
- b) Materials for seats, curbs, drains and power points**
- c) Railings and signage**
- d) Proposed earthworks including grading, mounding and other changes in ground levels**
- e) Details of the proposed nine replacement trees (the species and locations of which are to first be agreed with the Council's tree and landscape officer and take into account biodiversity enhancement and future climate change pressures.)**

A comprehensive landscape management plan to ensure the successful establishment of the replacement planting and relocation of T4 (tulip tree) shall be submitted, and approved, prior to the occupation of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

A supporting plan, prepared by Burwell Architects, has been submitted to provide earthworks/ground level details required to discharge part d of the Condition.

We trust the details provided are sufficient to allow for the part discharge of this condition.

Application 4 - Condition 4 – Tree Protection Plan

Condition 4 of Planning Permission Ref. 2024/3177/P states the following:

“Prior to the commencement of any relevant 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 the requirements of Condition 4, Tree Protection Plans, prepared by Mark Welby Consulting Arborists, have been submitted to demonstrate how the existing trees will be protected during construction works.

We trust the details provided are sufficient to allow for the full discharge of this planning condition.

Application Documentation

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

- Application 1 – Part Discharge of LBC Condition 4
 - Completed application form, prepared by Newmark;
 - Covering letter, prepared by Newmark;
 - Consented Proposed Finishes Layout (for reference purposes);
 - External Material Sample Appendix, prepared by Burwell Architects; and
 - Sample Schedule, prepared by Burwell Architects
- Application 2 – Part Discharge of PP Condition 5 (Parts a and b)
 - Completed application form, prepared by Newmark;
 - Covering letter, prepared by Newmark;
 - Consented Proposed Finishes Layout (for reference purposes);
 - External Material Sample Appendix, prepared by Burwell Architects; and
 - Sample Schedule, prepared by Burwell Architects
- Application 3 Part Discharge of PP Condition 5 (Part d)
 - Completed application form, prepared by Newmark;
 - Covering letter, prepared by Newmark; and
 - GA Plans showing ground levels; prepared by Burwell Architects
- Application 4 – Discharge of PP Condition 4
 - Completed application form, prepared by Newmark;
 - Covering letter, prepared by Newmark;
 - Tree Protection and Method Statements (Phase 1 and 2), prepared by Mark Welby Consulting Arborists.

The requisite application fee of £145.00 (Plus a Planning Portal admin fee of £70.00) has been paid via the Planning Portal for each 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 Adam Siddiqui ([REDACTED]) of this office.

Yours faithfully



Newmark