

Application ref: 2025/1626/L
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Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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Newmark
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

UCL Wilkins Building
Gower Street
London
WC1E 6BT

Proposal:

Internal alterations including installation of new double lane entrance barriers, removal of existing side pass gate, installation of a new joinery unit, removal of raised floor behind existing desk space, blocking up of existing redundant door opening, installation of a new storage cupboard, carpet tile floor finish, new suspended luminaire and recessed lighting, a new FCU with bespoke metal casing, new under desk trench heaters and a low level hardwood veneered joinery unit below the side window, and associated works.

Drawing Nos: Design & Access Statement; Wilkins Building Library Entrance - Location Plan; Wilkins Building Library Entrance - Site Plan; Wilkins Building Library Entrance - Existing Floor Plan; Wilkins Building Library Entrance - Existing RCP; Wilkins Building Library Entrance - Existing Elevation A-A; Wilkins Building Library Entrance - Existing Elevation B-B; Wilkins Building Library Entrance - Existing Elevation C-C; Wilkins Building Library Entrance - Fabric Removal Floor Plan; Wilkins Building Library Entrance - Fabric Removal RCP; Wilkins Building Library Entrance - Fabric Removal Elevation A; Wilkins Building Library Entrance - Fabric Removal Elevation B; Wilkins Building Library Entrance - Fabric Removal Elevation C; Wilkins Building Library Entrance - Proposed Floor Plan; Wilkins Building Library Entrance - Proposed RCP; Wilkins Building Library Entrance - Proposed Elevation A-A; Wilkins Building Library Entrance - Proposed Elevation B-B; Wilkins Building Library Entrance - Proposed

Elevation C-C.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement; Wilkins Building Library Entrance - Location Plan; Wilkins Building Library Entrance - Site Plan; Wilkins Building Library Entrance - Existing Floor Plan; Wilkins Building Library Entrance - Existing RCP; Wilkins Building Library Entrance - Existing Elevation A-A; Wilkins Building Library Entrance - Existing Elevation B-B; Wilkins Building Library Entrance - Existing Elevation C-C; Wilkins Building Library Entrance - Fabric Removal Floor Plan; Wilkins Building Library Entrance - Fabric Removal RCP; Wilkins Building Library Entrance - Fabric Removal Elevation A; Wilkins Building Library Entrance - Fabric Removal Elevation B; Wilkins Building Library Entrance - Fabric Removal Elevation C; Wilkins Building Library Entrance - Proposed Floor Plan; Wilkins Building Library Entrance - Proposed RCP; Wilkins Building Library Entrance - Proposed Elevation A-A; Wilkins Building Library Entrance - Proposed Elevation B-B; Wilkins Building Library Entrance - Proposed Elevation C-C.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The Wilkins Building forms the central part of the main University College

Building, Gower Street. The entire main building is listed Grade I and located within sub-area 3 of Bloomsbury Conservation Area.

The refurbishment of a significant part of the ground floor of the Wilkins Building is currently being undertaken. In order to facilitate the construction works, the entrance to the Wilkins Building Library has temporarily been relocated from the lower ground to the first-floor level. This has provided UCL with the opportunity to refurbish the existing library entrance (last carried out in 2005) to address a number of longstanding accessibility and customer service issues.

The works to the library entrance are considered not to impact to the overall significance of the Wilkins Building as the fabric to be replaced is not historic. Moreover, the refurbished library entrance will improve access for staff, students and visitors by:

- o Providing level access for staff to the area behind the reception desk (not possible previously).
- o Providing wider fully inclusive DDA accessible entrance gates for visitors to the library (removing the requirement for a separate pass gate for wheelchair users).

As such, the proposed work will cause no harm to the special interest of the listed building.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Historic England was consulted, and responded on 17 April 2025, authorising the Council to determine the application as it thinks fit (with the letter stamped by the Secretary of State on 25 April 2025). The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer