

Application ref: 2025/0958/P  
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Date: 27 May 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Newmark  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

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

Proposal: Variation of Condition 2 (approved plans), Condition 6 (landscaping) and Condition 13 (Biodiversity Net Gain) of planning permission ref. 2024/3177/P dated 29/11/2024 (for: 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) NAMELY, retention of 3no trees, changes to design of planters, reconfiguration of dry risers, relocation of lighting and relocation of disabled parking

Drawing Nos:

Proposed: 979-G0063 P5, 979-G-0064 P5, 979-G-0065 P5, 979-G-0066 P5, 979-G-0067 P5, 979-A-0110 P3, 979-A-0111 P3, 979-A-0112 P3, 979-A-0114 P3, 979-A-0115 P3, 979-A-0116 P3, 979-A-0117 P2, 979-G-0030 P4, 979-G-0040 P18, 979-G-0041 P8, 979-G-0045 P5, 979-G-0046 P8, 979-G-0047 P6, 979-G-0049 P6, 979-G-0054 P5, 979-G-0060 P5, 979-G-0061 P6, 979-G-0062 P5, UCL-BDP-02-XX-DR-Y-63-01 P03

Documents: Arboricultural Impact Assessment and Method Statement Rev 07 Feb

2025, Revised Trees Addendum Rev A, 28/02/2025, Luminaire Schedule P03 fEB  
2025, Habitat Management and Monitoring Plan 13 Feb 2025, Ecological Impact  
Assessment Addendum Rev 03 13 Feb 2025, Addendum to Lighting Assessment Feb  
2025

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2024/3177/P dated 29/11/2024.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2024/3177/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

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

Location Plan 979-G-0001 P3, 979-G-0002 P3, 979-G-0010 P5, 979-G-0020 P5, 979-G-0022 P5, 979-G-0023 P5, 979-G-0024 P5, 979-G-0025 P5, 979-G-0026 P5, 979-G-0027 P5, 979-G-0030 P4, 979-G-0040 P18, 979-G-0041 P8, 979-G-0045 P5, 979-G-0046 P8, 979-G-0047 P6, 979-G-0049 P6, 979-G-0054 P5, 979-G-0060 P5, 979-G-0061 P6, 979-G-0062 P5, 979-G-0063 P5, 979-G-0064 P5, 979-G-0065 P5, 979-G-0066 P5, 979-G-0067 P5, UCL-BDP-02-XX-DR-Y-63-01 P03

980\_G\_1010 P3, 980\_G\_1011 P3, 980\_G\_1012 P3, 980\_G\_1013 P3, 980\_G\_1020 P3, 980\_G\_1021 P3, 980\_G\_1050 P3, 980\_G\_1051 P3,

980\_G\_1053 P3, 980\_G\_1060 P3, 980\_G\_1061 P3, 980\_G\_1063 P3, 980\_G\_1070 P3, 980\_G\_1071 P3, 980\_G\_1100 P3, 980\_G\_1101 P3, 980\_G\_1102 P3, 980\_G\_1103 P3, 980\_G\_1104 P3, 980\_G\_1110 P3, 980\_G\_1111 P3, 980\_G\_1112 P3, 980\_G\_1113 P3, 980\_G\_1114 P3, 980\_G\_1120 P3, 980\_G\_1121 P3, 980\_G\_1122 P3, 980\_G\_1123 P3, 980\_G\_1124 P3,

979-A-0110 P3, 979-A-0111 P3, 979-A-0112 P3, 979-A-0113 P3, 979-A-0114 P3, 979-A-0115 P3, 979-A-0116 P3, 979-A-0117 P2, 979-A-0140 P2, 979-A-0141 P2, 979-A-0151P3, 979-A-0152 P3, 979-A-0155 P3, 979-A-0156 P3,

980\_A\_1200 P3, 980\_A\_1201 P3, 980\_A\_1202 P3, 980\_A\_1203 P3, 980\_A\_1204 P3, 980\_A\_1205 P3, 980\_A\_1206 P3, 980\_A\_1207 P3, 980\_A\_1208 P3, 980\_A\_1210 P3, 980\_A\_1211 P3, 980\_A\_1220 P3, 980\_A\_1221 P3, 980\_A\_1222 P3, 980\_A\_1223 P3, 980\_A\_1224 P3, 980\_A\_1225 P3, 980\_A\_1226 P3, 980\_A\_1227 P3, 980\_A\_1228 P3,

980\_A\_1230 P3, 980\_A\_1231 P3, 980\_A\_1232 P3, 980\_A\_1233 P3,  
980\_A\_1234 P3, 980\_A\_1235 P3, 980\_A\_1236 P3, 980\_A\_1237 P3,  
980\_A\_1238 P3, 980\_A\_1240 P3, 980\_A\_1241 P3, 980\_A\_1250 P3,  
980\_A\_1251 P3, 980\_A\_1252 P3, 980\_A\_1253 P3, 980\_A\_1254 P3,  
980\_A\_1255 P3, 980\_A\_1256 P3, 980\_A\_1257 P3, 980\_A\_1258 P3,  
980\_A\_1290 P3, 980\_A\_1291 P3, 980\_A\_1292 P3, 980\_A\_1293 P3,  
980\_A\_1294 P3, 980\_A\_1295 P3, 980\_A\_1300 P3, 980\_A\_1301 P3,  
980\_A\_1302 P3, 980\_A\_1303 P3, 980\_A\_1304 P3, 980\_A\_1305 P3,  
980\_A\_1306 P3, 980\_A\_1307 P3, 980\_A\_1308 P3, 980\_A\_1309 P3,  
980\_A\_1310 P3, 980\_A\_1320 P3, 980\_A\_1321 P3, 980\_A\_1322 P3,  
980\_A\_1323 P3, 980\_A\_1340 P3, 980\_A\_1341 P3, 980\_A\_1342 P3,  
980\_A\_1343 P3, 980\_A\_1344 P3, 980\_A\_1345 P3, 980\_A\_1346 P3,  
980\_A\_1347 P3, 980\_A\_1348 P3, 980\_A\_1349 P3, 980\_A\_1350 P3,  
980\_A\_1400 P3, 980\_A\_1401 P3, 980\_A\_1420 P3, 980\_A\_1421 P3,  
980\_A\_1430 P3, 980\_A\_1431 P3, 980\_A\_1432 P3, 980\_A\_1433 P3,  
980\_A\_1450 P3, 980\_A\_1451 P3, 980\_A\_1452 P3, 980\_A\_1453 P3,  
980\_A\_1460 P3, 980\_A\_1470 P3, 980\_A\_1700 P3, 980\_A\_1701 P3,  
980\_A\_1702 P3,

#### Supporting Documents:

Design and Access Statement, Arboriculture Impact Assessment and Method Statement rev 05, Noise Impact Assessment, Lighting Assessment, Fire Safety Strategy, Heritage Statement, Ecological Impact Assessment Rev B, Planning Statement, Cover Letter, Civil and Structural Design Report, Arboricultural Impact Assessment and Method Statement Rev 07 Feb 2025, Revised Trees Addendum Rev A, 28/02/2025, Luminaire Schedule P03 Feb 2025, Habitat Management and Monitoring Plan 13 Feb 2025, Ecological Impact Assessment Addendum Rev 03 13 Feb 2025, Addendum to Lighting Assessment Feb 2025

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Tree protection measures on site shall be carried out in accordance with approved details under applications reference 2025/0962/P, unless otherwise agreed in writing by the local planning authority. 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.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 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:

- Drains and power points
- Railings and signage

The surface finishes, curbs and seats shall be carried out in accordance with the details approved under 2025/0960/P unless otherwise submitted to and approved in writing by the local planning authority.

The earthworks shall be carried out in accordance with the details approved under 2025/0961/P unless otherwise submitted to and approved in writing by the local planning authority.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017

- 7 The cycle storage for 134 cycle parking spaces as shown on Drawing No. 979\_G\_0049\_P6 shall be provided in its entirety prior to first occupation, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 8 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 9 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 10 External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the CIE guidance 2003 & 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021). Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

- 11 Prior to the occupation of the development hereby permitted, an Operational Management Plan shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with the approved details. The submitted details will include the number, frequency and size of events, and the hours of use. Details of noise mitigation measures and crowd management measures shall also be submitted.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 12 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 Biodiversity Net Gain:

a) The development shall not be commenced until a Biodiversity Gain Plan and Habitat Management and Monitoring Plan prepared in accordance with the draft Habitat Management and Monitoring Plan dated 13th February 2025 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 Reasons for granting consent:

This minor material amendment application seeks to make changes to the scheme approved under reference 2024/3177/P for landscaping works to the Main Quadrangle.

The changes proposed involve the retention of three trees which were previously to be removed, minor amendments to the design of the planters in the centre of the quad and towards the main entrance, reconfiguration of dry riser inlets and relocation of the disabled parking bays to accommodate these changes.

The retention of the trees is welcomed and although fewer new trees would be planted, there would be an increase in trees when compared to the existing situation.

The changes to the planters would be minor, and the original design intent would remain. The approved disabled car parking spaces would be moved closer to the entrance and away from the central area of the quad and is considered an improvement over the approved scheme.

The amendments to the lighting strategy, including relocation of two lighting columns, would be a minor change that would not affect the overall design intent of the scheme.

The variation to the proposed surface heights and the adaptation of the dry riser locations and strategy is also considered not to impact and the architectural significance of the buildings or the aesthetics of the Main Quad.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and the listed buildings.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. Conditions relating to light levels and noise levels which were attached to the parent permission are attached again.

The Biodiversity Net Gain on-site value has changed given the retention of the trees and as such has improved. Condition 13 is tweaked to reflect the updated Habitat Management and Monitoring Plan, and the Biodiversity Gain Plan will need to be redischarged.

Condition 6 is also amended to remove reference to the removal of trees as part of the landscaping as this is no longer proposed.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, 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 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.

- 4 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](http://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.

- 5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and



Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

4. The permission is exempt because of one or more of the reasons below:

- It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a “Biodiversity Gain Site”.
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted

to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope  
Chief Planning Officer