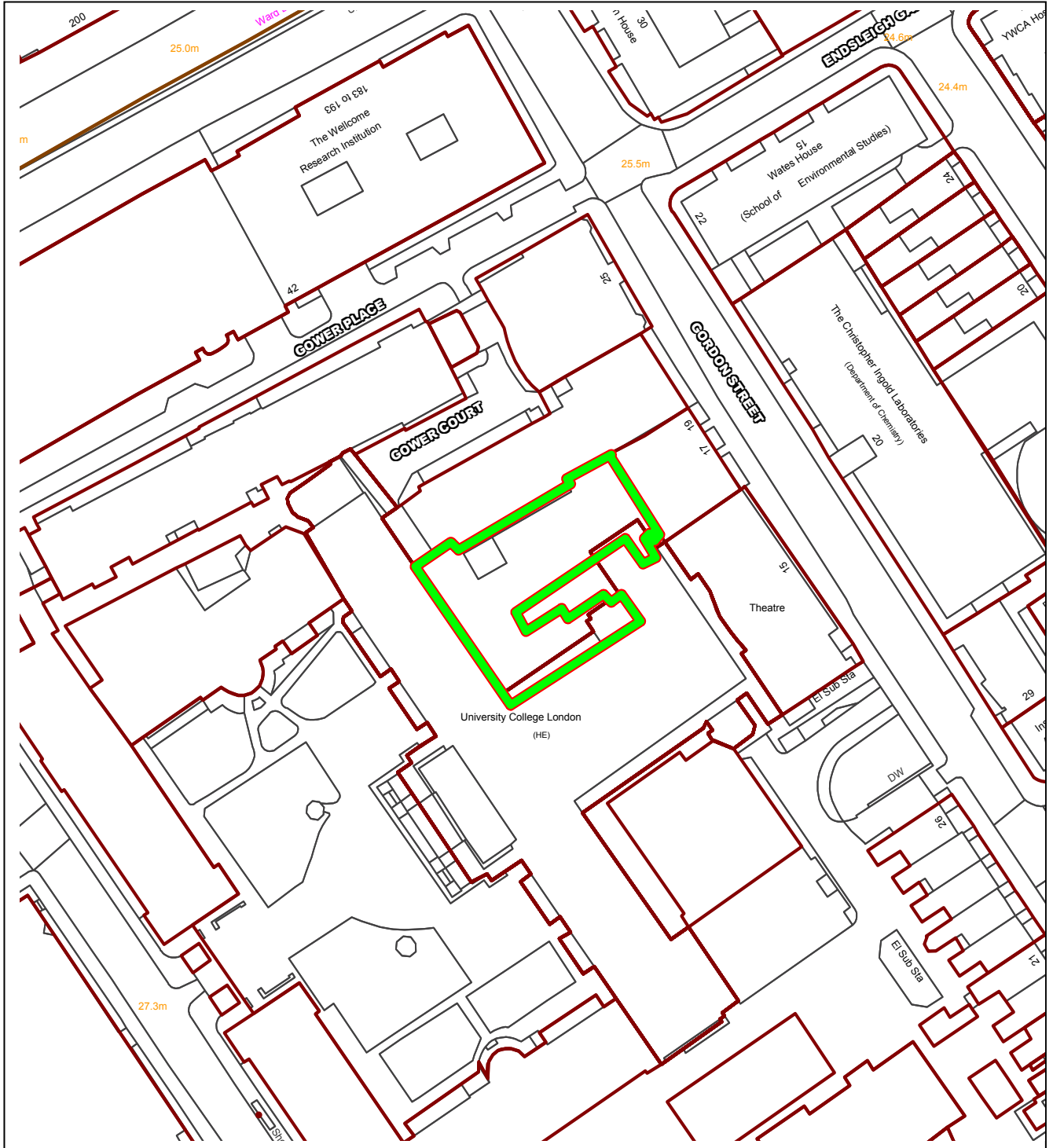


OS Plan: UCL Wilkins Terrace



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OS Plan: UCL Lower refectory Donaldson Wing



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Aerial view of North cloister showing location of proposed terrace. Donaldson Wing is also shown.



The Physics Building as seen from the Physics Yard today



The rear façade of the Wilkins Building



Donaldson Wing - original library façade (upper level) and Richardson additions (lower level)



Bloombury Theatre rear facade and staircase



View of proposed Wilkins terrace, with new fourth façade at rear and steps down to lower terrace entrance to refectory, as seen from south west of new terrace.



6. Refectory seating beneath Bloomsbury



7. Refectory seating

Delegated Report Members' briefing	Application Address	Consultation Expiry Date:	
	North Cloister of Wilkins Building & Lower Refectory Donaldson Wing of the Wilkins Building University College London (UCL) campus Gower Street London WC1E 6BT		13/02/2014
Officer	Application Number(s)		
Gavin Sexton	2014/0357/P & 2014/0373/L: Wilkins terrace 2014/0329/P & 2014/0383/L: Lower refectory		
Proposal(s)			
<u>2014/0357/P & 0373/L (terrace):</u> Erection of amenity terrace at ground floor, 'fourth facade' to northeast elevation and new access routes to altered refectory at lower ground floor; with associated works of demolition, alterations to service yard layout and openings in Wilkins building.			
<u>2014/0329/P & 0383/L (refectory):</u> Erection of single storey extension and refurbishment of lower ground floor refectory with associated alterations to openings to Wilkins building following works of demolition to existing refectory.			
Recommendation(s):		Grant planning permission (terrace and refectory applications) subject to s106 legal agreement. Grant listed building consent (terrace and refectory applications)	
Application Type:	Full Planning Permission		

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:	<p>Site notices were placed on 17th January 2014 and the applications were advertised in the Camden New Journal on 23rd January 2014.</p> <p>No responses received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>English Heritage</p> <p>Both applications: This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.</p> <p>Bloomsbury CAAC <u>Terrace:</u> Objection. It is a shame not to use the opportunity to lower the courtyard to the original level. The current lightwell outside the dining colonnade is rather mean and of course the base of the grade I listed buildings surrounding the courtyard is obscured. Could the service yard not be lowered to basement level? <i>Officer note- See paras 1.18 and 1.32.</i></p> <p><u>Refectory:</u> Comment Generally supportive of the proposal to create a dining hall at this level. Its presence reinforces the need to lower the courtyard to the original level.</p>					

Site Description

The Physics Yard is located at the centre of the UCL Bloomsbury Campus, to the rear of the Wilkins Building North Cloisters.

The Wilkins Lower Refectory is located on the lower ground floor of the Donaldson Wing, which projects east from the main Wilkins building. The space is currently used for kitchen and serving facilities and was the original location of the refectory dining hall.

It is currently used for storage and servicing for the UCL Bloomsbury Campus. The Physics Yard is surrounded by UCL buildings on all sides, including the Grade I listed Wilkins Building, the Physics Building, the Donaldson Library, the London Centre of Nanotechnology and the Bloomsbury Theatre.

The Wilkins Building is a Grade I listed building forming part of UCL's Main Quadrangle, in the London Borough of Camden. It is situated within the Bloomsbury Conservation Area.

The site lies between Gower Street and Gordon Street. The existing level change between the Wilkins and the Bloomsbury Theatre inhibits pedestrian movement, east-west across the campus. The UCL Bloomsbury Masterplan has identified the Wilkins Terrace as a priority project to improve east-west connections and to create new public realm (see Appendix 1 for extract from the Masterplan).

Relevant History

Bloomsbury Theatre

2014/1473/P : There is a concurrent application under assessment for *“Erection of extensions to first and second floor levels with rooftop plant equipment to side (south) elevation; alterations and extension at rear (west) lower ground level; addition of new front entrance and alterations to canopy, ramp, lighting, cycle parking and existing entrance, on Gordon Street.”*

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy Policies

- CS5 Managing impact of growth
- CS11 Sustainable travel
- CS13 Tackling climate change
- CS14 High quality places and conserving heritage
- CS18 Waste and recycling
- CS19 Delivering and monitoring the Core Strategy

Development Policies

- DP16 Transport implications of development
- DP20 Movement of goods and materials
- DP21 Highway network
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 High quality design
- DP26 Impact on occupiers and neighbours
- DP27 Basements and lightwells
- DP28 Noise and vibration
- DP29 Improving access
- DP31 Open space and outdoor recreation
- DP32 Air quality and clear zone

Assessment

1.1 This report deals with two pairs of applications, which have been developed in parallel and are linked by virtue of proposing related works within adjoining sites. They are referred to here as the 'Terrace' and 'Refectory' proposals.

1.2 The main issues for consideration are:

- land use
- design and impact on adjoining listed buildings
- access and permeability
- amenity and construction management

Land use

1.3 The *terrace* proposals would create a new amenity area for use by students and visitors to the campus, by decking over the existing external service yard at lower ground level. At ground floor (Wilkins) level the terrace would be a multi-functional space, providing both configurable and permanent seating areas surrounded by soft landscaping in planters to the north, level access routes to west and south and a new 'fourth façade' which would frame the space to the east.

1.4 The proposals would not create a new building and therefore the terrace is considered to provide ancillary space associated with the primary educational uses which entirely enclose the site. The proposed terrace includes 1044m² area of amenity space with 1194m² retained as service space at yard level.

1.5 The *refectory* proposals seek to reorganise and refurbish the lower ground floor of the Donaldson wing of the Wilkins Building. The servery, kitchen and ancillary support areas would be relocated to a new space beneath the Bloomsbury Theatre and the dining area would be reinstated in the original double height dining space as it was up until 1968. An outdoor seating terrace would be created outside the colonnade on the north elevation of the wing, with stepped and lift access to the new *terrace* above.

Design: Works of demolition

1.6 The proposals include removal of non-historic fabric within the service yard including the following:

- concrete stair affixed to the north elevation of the refectory (from lower ground to first floor)
- existing refectory extension
- metal access balustrading above north colonnade
- removal of ductwork to the new elevation of the physics building

The removal of these accretions is welcomed and subject to care being exercised in the works they would have no harmful impact on the listed building. Removal of heritage assets is discussed in detail below.

Design : Terrace

1.7 The north service yard, known as the Physics Yard, is highly visible from the surrounding university departments and particularly from the large windows of the north cloister of the Grade I Listed Wilkins Building, one of the main entry points for visitors to the campus. The yard is utilitarian and cluttered and provides essential support services for the university. This scheme provides the opportunity to both enclose and conceal the unsightly services at lower level while providing an attractive open quad space leading directly from new doors in the Wilkins Building.

1.8 The terrace will come right up to the historic elevations of the Wilkins Building leaving a 100mm

shadow gap to ensure the structures remain apart. The design approach evolved from detailed pre-application discussion with officers in Camden and English Heritage and is considered to be best solution on balance because it maximises the amenity space available for general use, avoids the need for balustrading around a wider gap and would have an acceptably low impact on the Wilkins façade. The narrow gap will contribute to preventing noise and pollution from entering the terrace.

- 1.9 As part of improving the link across this part of the UCL campus between the ground floor main entrance of the Wilkins Building through to Gordon Square, the work will involve the creation of three doors through existing arched windows of the north cloister and the creation of a single new door opening at lower service yard level which will involve the partial removal of a relieving arch below an existing window. In addition the scheme proposes a new link to the refectory through two doors in the refurbished colonnade at lower level.
- 1.10 On the east side of the yard a masonry screen is proposed which seeks to unify the brick and stone elevations of the Physics Building, the north cloister of the Wilkins Building and the Donaldson Library. The construction of the fourth façade includes two structural systems which would be clad in Portland stone and brick. Fixed seating alcoves would also be formed of Portland stone cladding back to the brick screen behind.
- 1.11 The rear of the fourth façade would be finished in London yellow stock brick. The terrace, fourth façade, fixed seating bays and edge walls would be finished in Portland stone. Mild steel with bronze structural uprights would be used for balustrading. Planters would be added on the north side containing pleached trees and shrubs which would screen the retained lightwell behind and provide a soft green edge to the terrace. A condition would be added to the terrace permission to include sample panels of stone and brickwork and manufacturer details of all metalwork, handrails and doors within the terrace proposals.
- 1.12 The proposal will greatly enhance the views from the listed grade I building as well as improve the setting and allow greater appreciation of the historic heart of the university. The benefits of the proposal in terms of the listed building are considered to outweigh the modest loss of historic fabric at the new openings.

Refectory works: details

- 1.13 The refectory application is concerned with the redesign and refurbishment of the existing refectory within the lower ground floor of the Wilkinson Building and the erection of a single storey extension to replace the existing lower ground refectory extension. The proposals aim to make the refectory a key destination at the heart of the campus, offering new connections between the Wilkins Terrace and the Japanese Garden, on opposite sides of the refectory. The submission includes a detailed Heritage Statement which assesses the significance of the affected historic fabric.
- 1.14 The current refectory fit-out dating from the later part of the 20th century an uncomfortable and poorly configured space which has dropped ceilings and an internal layout and finish which heavily mask any historic character of the lower floor. The space feels subterranean and uninviting with little natural light.
- 1.15 The internal interstitial (suspended) plant deck means that there is a relatively low ceiling in the server area and the seating area is provided in the single storey pre-fab style building. The proposals would relocate the servery/kitchen areas to a single storey building replacing the existing dining area and support staff areas. The internal plant and partition walls within the double height space would be removed to give clear views through the colonnade from the new lower terrace in the north to the east/west pedestrian route to the south of the building. The

kitchen would be serviced from the adjoining service yard within the UCL campus.

- 1.16 The cills of five windows (two on the South East elevation, two on the North West elevation and one on the North East elevation) would be dropped to create new openings to improve access to and from the refectory and the links to the *terrace*. Existing ductwork through the fanlights on the north colonnade would be replaced by new glazed fanlights. The removal of small scale masonry to the lower ground floor of the North wing of the Wilkins Building and internal opening up along with the removal of the later 20th century dropped ceilings and infill walls are all within areas as low historic significance, with a modest door opening to the lower floor of the North cloister as being of moderate significance. The glazing pattern of the proposed doors copies that of the existing windows, while double-leaf doors have been selected as the most visually appropriate for the context of the listed building, with its classical symmetry. The proposals therefore do not harm the significance of the building.
- 1.17 The proposals include modifying one of the lower ground floor windows beneath the new Wilkins Terrace to create a new door opening. This will provide back-of-house service access to the ancillary support spaces beneath the Wilkins North Cloister, without having to crossover with the front of house public circulation routes. The existing refectory has no direct link to any sanitary facilities for customer use. The refectory proposals include 14 new toilets in the vault spaces below the North Cloisters making use of existing drainage in the area. These facilities would include level access to a disabled toilet. The terrace proposals include a new central staircase that allows users to move from the terrace into the refectory on the lower ground floor. Additional openings are proposed at lower ground floor level to create a direct link between the Japanese Garden and the new Terrace.
- 1.18 The CAAC has raised concerns about concealment of the lower ground floor of the Wilkins building and surrounding building. However at present many of the elevations are only visible from within the service yard or by glimpses from the ground floor within the Wilkins north wing. Only the north colonnade to the Bentham building would be directly obscured from within the service yard, while it would be made significantly more visible and accessible from the new ground floor terrace. It is considered that the setting of the colonnade at lower ground level would be enhanced by the new lower level refectory seating terrace with steps up to the upper main terrace. Overall the proposals are considered to significantly improve the current cramped and unattractive eating hall and would be an enhancement to the historic building.

Accessibility & permeability

- 1.19 The refectory is currently accessed from Gordon Street via internal steps within the Bloomsbury Theatre or via the adjacent external ramped pavement adjacent to the service ramp. Access from the Gower Street campus entrance and the quad is via steps internally within the Wilkins building. There is currently no wheelchair accessible route directly from the Upper Ground Floor of the Wilkins Building to the Lower Ground Floor.
- 1.20 The proposal will introduce access from the new terrace via the new external staircase to the refectory or via a new Part M compliant lift adjacent to the staircase. The existing access routes from Gordon Street are to be maintained. The proposed entrance doors into the Refectory present a more permeable façade and pairs of doors will be power operated to satisfy Part M regulations. Internal access throughout the servery and refectory will be designed to provide comfortable circulation space with counter tops at the appropriate heights for all building users. Overall the proposals significantly improve the accessibility and east-west permeability across this part of the campus.
- 1.21 Three new doorways are proposed between the north cloister and the terrace which would help to establish a new east-west route across UCL's Bloomsbury campus linking the Wilkins Quad

with Gordon Street via the Bloomsbury Theatre. In addition the proposals include a stair to the Wilkins lower refectory. The new openings would be located symmetrically on the Wilkins façade with double-acting doors to match the route from Wilkins South Cloisters to the Japanese Garden. The new openings would sit within the existing arch-headed openings.

Amenity

- 1.22 Much of the new terrace would receive good quality sunlight and daylight and would provide an excellent outdoor amenity space for the university. The yard is overlooked on all sides by UCL accommodation, much of which would benefit from an improved outlook and a new shared facility on their doorstep. The terrace would be used for evening events which would involve concentrations of people in the outdoor space, but it is considered that the terrace is well screened by tall buildings on all sides and any noise arising would not be harmful to external neighbours. No controls on the hours of use or activities are therefore required.

Plant equipment

- 1.23 New plant equipment to serve the refectory would be provided on the roof behind the new brick screen, adjoining the library building. The site is entirely surrounded by UCL uses and the rear of the Bloomsbury theatre and the new uses, activities and plant equipment is not likely to have a harmful impact on any neighbours. The terrace would form a noise barrier over the service yard leading to significant improvements to the ambient noise within the local environment.

Sustainability

- 1.24 The proposed Wilkins Terrace proposes to reduce surface water run-off through the use of rainwater tanks and SUDS features such as terrace level planters.
- 1.25 The refectory proposals have considered the energy performance of the building and designed the improvements in line with the London Plan energy hierarchy. The proposals include the replacement of lighting, ventilation, heating and domestic hot water systems with higher efficiency products and it is anticipated that these works will achieve at least BREEAM 'Very Good'. A post-construction certificate of the BREEAM results would be secured by condition.
- 1.26 A BREEAM 2008 pre-assessment has been carried out for the refectory project which identifies that the refurbishment may achieve 66.28% (Very Good). Furthermore the refectory is expected to have long operational hours with a high demand for heating and hot water which make connection onto the existing district heating network beneficial. Connection to the existing district heating network would result in 20% CO2 emissions reduction from the refectory refurbishment. A condition would be added securing a post-completion BREEAM certification and confirmation that the refectory heating and domestic hot water services have been connected to the campus district heating network.

Transport & Construction management

- 1.27 The sites are entirely within the UCL campus and there is likely to be very limited impact on the amenity of any neighbours outside of the campus. UCL will be likely to take such measures as necessary to minimise the impact on the campus users and occupants. However there is likely to be some impact on the local street network from construction traffic. In addition there are other significant UCL developments which are likely to come forward in the near future due to UCL's masterplan priorities. While the timings of those other works are uncertain, the proximity of several sites may lead to significant cumulative construction activity if their timings coincide.
- 1.28 The local area is heavily used by pedestrians and cyclists, with a busy cycle route running east-west along Torrington Place. The routing and potential holding areas for significant construction

traffic would be an important consideration in ensuring that safety and the impact on the highway network and users is well managed and coordinated across construction sites. The Euston Road is likely to be the main artery for vehicular approach and TfL are likely to require some involvement in ensuring that the impact on the red route is minimised.

- 1.28 These impacts will require mitigation by co-ordinating of off-site activities (for example : lorry routing, holding areas) and contact and co-ordination with other concurrent construction sites and therefore a s106 legal agreement is required to ensure that a Construction and Demolition management plan is secured for each of the Wilkins terrace and the refectory building works.
- 1.29 A service undercroft operates at the lower ground level, serving the needs of immediate neighbours and providing essential support areas for the refectory project. The proposed service undercroft and yard will become an organised functional space with reduced risk of conflict between pedestrians and vehicles. The north-east corner of the yard remains open and uncovered, providing increased nitrogen storage, space for relocated and additional heat reject plant, together with enabling natural ventilation of the undercroft.
- 1.30 The deck will provide 3.5m clearance for vehicles to match the entrance archway from Gower Court. The submitted transport statement identifies that the development would not increase the number of staff, student or service delivery vehicles that access the campus. The submitted transport statement identifies that service vehicle operations will be maintained and there will be no increase in the volume of deliveries or the size of vehicles required on-site. Additionally, amendments to the campus Travel Plan aim to reduce the number of deliveries made to the site by 10%.
- 1.31 The works to the terrace and the refectory would not provide additional floorspace and therefore there is no direct requirement for new or additional cycle parking.
- 1.32 The CAAC has raised an objection to the fact that the service yard would not be dropped to a lower level. However the constraints of service vehicle access within the enclosed Gower Court entrance, the costs and the likely impact on the listed buildings entirely preclude the viability or practicality of such an option.

Community Infrastructure Levy

- 1.33 The terrace application is unlikely to trigger the need for a CIL payment, as it does not create a building. The works to the refectory create less than 100sqm of new floorspace and therefore do not trigger the need for a CIL payment.

Conclusion

- 1.34 The proposals would lead to a significantly enhanced outdoor area for the enjoyment of users of the campus and the Bloomsbury Theatre, with limited impact on the listed Wilkins building. It would also restore the lower ground double height refectory space to its former use and would provide a high quality, accessible dining and communal space at that level.

Recommendation:

- 1.35 Grant planning permission subject to S106 for CMP.
Grant Listed Building consent.

DISCLAIMER

Decision route to be decided by nominated members on *Monday 31st March 2014*.

For further information please go to www.camden.gov.uk and search for 'members briefing'

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www.camden.gov.uk/planning

Application Ref: **2014/0357/P**

26 March 2014

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**North Cloister of Wilkins Building
University College London (UCL) campus
Gower Street
London WC1E 6BT**

Proposal:

Erection of amenity terrace at ground floor, 'fourth facade' to northeast elevation and new access routes to altered refectory at lower ground floor; with associated works of demolition, alterations to service yard layout and openings in Wilkins building.

Drawing Nos: OS plan; Heritage Statement by Alan Baxter & Associates Dec 2013; D_001 rev P3, D_002 rev P3, D_003 rev P2, D_004 rev P2, D_005 rev P2, D_006 rev P2, D_007 rev P2, D_101 rev P15, D_102 rev P15, D_103 rev P7, D_104 rev P7, D_105 rev P10, D_400 rev P6, D_401 rev P6, D_402 rev P6, D_403 rev P6, D_404 rev P4, D_405 rev P2, D_410 rev P2, D_411 rev P2, D_412 rev P2, D_413 rev P2; A_600 rev P2, A_601 rev P2, A_602 rev P2, A_603 rev P2, A_604 rev P2; L_900 rev P1.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 this permission.

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

- 2 All hard and soft landscaping works shall be carried out in accordance with the approved planting and landscape details by not later than the end of the planting season following completion 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans OS plan; Heritage Statement by Alan Baxter & Associates Dec 2013; D_001 rev P3, D_002 rev P3, D_003 rev P2, D_004 rev P2, D_005 rev P2, D_006 rev P2, D_007 rev P2, D_101 rev P15, D_102 rev P15, D_103 rev P7, D_104 rev P7, D_105 rev P10, D_400 rev P6, D_401 rev P6, D_402 rev P6, D_403 rev P6, D_404 rev P4, D_405 rev P2, D_410 rev P2, D_411 rev P2, D_412 rev P2, D_413 rev P2; A_600 rev P2, A_601 rev P2, A_602 rev P2, A_603 rev P2, A_604 rev P2; L_900 rev P1.

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

- 4 All new visible 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2014/0373/L**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

26 March 2014

Dear Sir/Madam

DRAFT
DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**North Cloister of Wilkins Building
University College London (UCL) campus
Gower Street
London**

DECISION

Proposal:

Erection of amenity terrace at ground floor, 'fourth facade' to northeast elevation and new access routes to altered refectory at lower ground floor; with associated works of demolition, alterations to service yard layout and openings in Wilkins building.

Drawing Nos: OS plan; Heritage Statement by Alan Baxter & Associates Dec 2013; D_001 rev P3, D_002 rev P3, D_003 rev P2, D_004 rev P2, D_005 rev P2, D_006 rev P2, D_007 rev P2, D_101 rev P15, D_102 rev P15, D_103 rev P7, D_104 rev P7, D_105 rev P10, D_400 rev P6, D_401 rev P6, D_402 rev P6, D_403 rev P6, D_404 rev P4, D_405 rev P2, D_410 rev P2, D_411 rev P2, D_412 rev P2, D_413 rev P2; A_600 rev P2, A_601 rev P2, A_602 rev P2, A_603 rev P2, A_604 rev P2; L_900 rev P1.

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 Sample panels of the facing stonework to the fourth facade, paving to the terrace and brickwork of the new screen, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced. The samples shall include details of junctions with adjoining materials.

The development shall be carried out in accordance with the approval given. The approved panels shall be retained on site until the work has been completed.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to first use of the terrace an annotated photographic record shall be submitted to the local planning authority for approval in writing. The record shall provide details of the affected areas of the listed building prior to the commencement of works on those areas, for all affected areas of at least moderate historic significance as defined in the Heritage Statement hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before any work is undertaken to demolish the structures within the service yard, a method statement setting out the means for protection of the listed building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved in writing by the local planning authority.

The relevant work shall be carried out in accordance with the method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All items of historic building fabric to be removed from areas identified as moderate or high significance in the Heritage Statement hereby approved, shall be stored in a secure location on site for use in works of repair or reinstatement as part of the re-development of the site. All such items shall be retained on site for the duration of works to the listed building.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 All works and finishes and works, including all new window and door joinery detailing such as glazing bar sections and the works of making good the existing fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 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. Typical details of fixings and junctions which involve the historic fabric
 - b. Plan, elevation and section drawings of all new external door thresholds at a scale of 1:10

- c. Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- d. Samples of typical balustrades and handrails, mesh panel screen and bronzed and other exposed metalwork detailing

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2014/0329/P**

26 March 2014

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Lower Refectory
Donaldson Wing of the Wilkins Building
University College London (UCL) main campus
Gower Street
London WC1E 6BT**

Proposal: Erection of single storey extension and refurbishment of lower ground floor refectory with associated alterations to openings to Wilkins building following works of demolition to existing refectory.

Drawing Nos: UCL Wilkins Lower Refectory Heritage Statement December 2013 by Alan Baxter & Associates; UCL Wilkins Lower Refectory Design and Access statement January 2014; 562/PL/010 P2, 011 P2, 031 P2, 032 P2, 033 P2, 034 P2, 035 P2, 036 P2, 051 P2, 061 P2, 063 P2, 066 P2, 070 P2, 071 P4, 072 P3, 073 P2, 075 P2, 081 P3, 082 P3, 083 P2, 084 P3, 085 P3, 086 P2, 091 P1, 092 P1, 093 P1.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 this permission.

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

- 2 All new visible 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

UCL Wilkins Lower Refectory Heritage Statement December 2013 by Alan Baxter & Associates; UCL Wilkins Lower Refectory Design and Access statement January 2014; 562/PL/010 P2, 011 P2, 031 P2, 032 P2, 033 P2, 034 P2, 035 P2, 036 P2, 051 P2, 061 P2, 063 P2, 066 P2, 070 P2, 071 P4, 072 P3, 073 P2, 075 P2, 081 P3, 082 P3, 083 P2, 084 P3, 085 P3, 086 P2, 091 P1, 092 P1, 093 P1;

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

- 4 Prior to occupation of the development, confirmation that the development has been connected to the local district heating network for receipt of at least 70% of space heating and 30% of hot water energy needs of the development, shall be submitted to and approved in writing by the local planning authority. The development shall be operated in accordance with this confirmation. The connection shall be retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to occupation of the development, a BREEAM post-completion certificate shall be submitted for approval in writing by the local planning authority. The certificate shall be prepared by an accredited BREEAM assessor and shall demonstrate how the development has met the BREEAM target of 'Very Good'.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2014/0383/L**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

26 March 2014

Dear Sir/Madam

DRAFT
DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:

**Lower Refectory
Donaldson Wing of the Wilkins Building
University College London (UCL) main campus
Gower Street
London WC1E 6BT**

Proposal: Erection of single storey extension and refurbishment of lower ground floor refectory with associated alterations to openings to Wilkins building following works of demolition to existing refectory.

Drawing Nos: UCL Wilkins Lower Refectory Heritage Statement December 2013 by Alan Baxter & Associates; UCL Wilkins Lower Refectory Design and Access statement January 2014; 562/PL/010 P2, 011 P2, 031 P2, 032 P2, 033 P2, 034 P2, 035 P2, 036 P2, 051 P2, 061 P2, 063 P2, 066 P2, 070 P2, 071 P4, 072 P3, 073 P2, 075 P2, 081 P3, 082 P3, 083 P2, 084 P3, 085 P3, 086 P2, 091 P1, 092 P1, 093 P1.

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 All new works and finishes to the retained fabric, including all new window and door joinery detailing such as glazing bar sections and works of making good, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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. Typical details of fixings and junctions which involve the historic fabric
 - b. Plan, elevation and section drawings of all new external door thresholds at a scale of 1:10
 - c. Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
 - d. Samples of typical flooring, tiling and timber louvres and other exposed timber detailing
 - e. Details of all new service runs and ducting and how they relate to the historic fabric.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Before any work is undertaken to remove the existing internal plant deck, partition walls and existing refectory extension, a method statement setting out the means for protection of the listed building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved in writing by the local planning authority.

The relevant work shall be carried out in accordance with the method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All items of historic building fabric to be removed from areas identified as moderate or high significance in the Heritage Statement hereby approved, shall be stored in a secure location on site for use in works of repair or reinstatement as part of the re-development of the site. All such items shall be retained on site for the duration of works to the listed building.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to first use of the terrace an annotated photographic record shall be submitted to the local planning authority for approval in writing. The record shall provide details of the affected areas of the listed building prior to the commencement of works on those areas, for all affected areas of at least moderate historic significance as defined in the Heritage Statement hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

DRAFT

DECISION