

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th November 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/10/2009
		N/A / attached	Consultation Expiry Date:	15/10/2009
Officer		Application Number(s)		
Anette de Klerk		a) 2009/4120/P b) 2009/4122/L		
Application Address		Drawing Numbers		
Chadwick Building UCL Gower Street London WC1E 6BT		Please refer to decision notice,		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
a) Installation of one roof light to roof slope of east elevation of university building (Class D1) b) Installation of roof light to front roof slope and internal alterations to second floor to university building (Class D1).				
Recommendation(s):		a) Grant Planning Permission b) Grant Listed Building Consent		
Application Type:		Full Planning Permission & Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	2	No. of responses	0	No. of objections	0
			No. electronic	0		
Summary of consultation responses:	<p>A site notice was displayed between 23/09/2009-14/10/2009.</p> <p>No response was received.</p> <p>English Heritage considered the information received and did not wish to offer any comments. The following recommendation was made:</p> <ul style="list-style-type: none">- This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. <p>Government Office for London made the following comments:</p> <ul style="list-style-type: none">- The Secretary of State has considered the information and does not intend to require the application concerned to be referred to him.					
CAAC/Local groups comments:	<p>Bloomsbury CAAC objected on the following grounds:</p> <ul style="list-style-type: none">- Proposed new light would be in a prominent location on the roof of this Grade II listed building and would set an unfortunate precedent. (Paragraph 3.1)- Questioned if the existing rooflight have planning permission and listed building consent. (Paragraph 3.1)					

Site Description

The Chadwick Building forms the western enclosure to the main UCL quadrangle accessed from Gower Street and dates from 1950-52 by AE Richardson and EAS House. The Grade I listed Wilkins building forms the focal point within this grouping.

Relevant History

2003/3564/P & 2003/3573/L: Planning permission and listed building consent for the renewal of roof skylights from single glazed rooflights to double glazed with solar control granted on 23/12/2003.

Relevant policies

Camden Replacement UDP 2006

B1 – General design principles
B3 – Alterations and extensions
B6 – Listed buildings
B7 – Conservation areas

Camden Planning Guidance 2006

Assessment

1. Proposal:

- 1.1 The proposed development entails the refurbishment and reconfiguration of the accommodation at second floor level to provide new office, administration and meeting facilities. The space is currently divided into office and storage space. The second floor accommodation is contained within the roof space of the building and is lit by a strip of glazing within the roof slope. There is also an existing rooflight in the east roof slope located behind the existing parapet. The internal spaces are open into the apex of the roof, with the large painted metal trusses visible and forming an integral part of their character.

2. Internal Alterations:

- 2.1 The reconfiguration of the accommodation at second floor level will involve the removal of the existing partitions which are of no architectural or aesthetic significance. The new partitions will be solid up to 2.5m in height and glazed above. This, as well as the removal of a modern suspended ceiling above the store room, will allow the trusses to be far more visible than they are at present.
- 2.2 The existing modern fluorescent strip lighting is to be removed and replaced with new suspended pendants. Servicing that has been added over time in an ad hoc manner is to be removed and rationalised. This will significantly reduce the amount of visual clutter within the spaces and improve their internal appearance. It is not considered that the proposed internal works will affect the special interest of this Grade I listed building.

3. External Alterations:

Design and appearance:

- 3.1 The roof of the building has domed shaped cowls and an existing rooflight located behind the existing parapet wall. There is no record of the rooflight benefitting from planning permission and listed building consent. It is proposed to remove one of these cowls and to install a rooflight into the east roof slope of the building. The proposed rooflight will match the existing rooflight in size and appearance. The proposed rooflight will be located behind the existing parapet and like the existing rooflight, will not be visible from the public realm nor within the Wilkins Building courtyard. It is therefore not considered that the proposed development will have a detrimental visual impact on the appearance of the listed building or the conservation area.

**Recommendation: a) Grant Planning Permission
b) Grant Listed Building Consent**