

<b>Delegated Report</b>		<b>Expiry Date:</b>	<b>16/09/2014</b>	<b>Officer:</b>	<b>David Peres Da Costa</b>
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
North Cloister of Wilkins Building University College London (UCL) campus Gower Street London WC1E 6BT		2014/4223/P 2014/4379/L			
<b>Proposal(s)</b>					
<ul style="list-style-type: none"> <li>i) Installation of a temporary nitrogen store (Gower Court), associated pipework, and the temporary removal of a window at upper ground floor level of North Cloister.</li> <li>ii) Installation of a temporary nitrogen store in Gower Court, associated pipework, and temporary removal of a window at upper ground floor level of North Cloister.</li> </ul>					
<b>Recommendation(s):</b>		<b>Grant planning permission and listed building consent</b>			
<b>Application Type:</b>		<ul style="list-style-type: none"> <li>i) <b>Planning permission</b></li> <li>ii) <b>Listed building consent</b></li> </ul>			
<b>Consultations</b>	<b>Date advertised</b>	<b>21 days elapsed</b>	<b>Date posted</b>	<b>21 days elapsed</b>	
<b>Press notice</b>	31/7/14	<b>21/8/14</b>	<b>Site notice</b>	25/7/14	<b>15/8/14</b>
	<b>Date sent</b>	<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>
<b>Adjoining Occupier letters</b>	n/a				
<b>Consultation responses (including CAACs):</b>	English heritage: This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice. (a stamped copy (dated 1/8/14) of the decision letter has been received from the National Planning Casework Unit)				
<b>Site Description</b>					
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.					
<b>Relevant History</b>					
<b>2014/0357/P &amp; 2014/0373/L:</b> 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>Granted Subject to a Section 106 Legal Agreement 28/07/2014</u>					
<b>2014/0329/P &amp; 2014/0383/L:</b> 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. <u>Granted Subject to a Section 106 Legal Agreement 14/08/2014</u>					

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

### Camden Planning Guidance

London Plan 2011

NPPF 2012

## Assessment

**Proposal:** Consent is sought for a number of temporary enabling works for the Wilkins Terrace project approved 28/07/2014. Specifically this application seeks consent for the installation of a temporary nitrogen store and associated pipework (28mm stainless steel pipe) in Gower Court and the temporary removal of one window in the Wilkins North Cloisters.

### Assessment:

#### Impact on listed building

The nitrogen store and associated pipework would be removed once the permanent nitrogen store has been constructed within the service yard. Given its temporary nature the store raises no concerns and would not harm the special interest of the listed building. A window on the north cloister would be temporarily removed to allow a temporary means of escape from the Wilkins building during the construction of the Wilkins Terrace. The temporary removal of the window and its reinstatement and restoration using original materials and traditional carpentry is considered acceptable.

**Recommendation:** Grant planning permission and listed building consent