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Application Ref: **2014/7661/P**
Please ask for: **David Peres Da Costa**
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27 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**UCL
Lower Refectory
Wilkins Building
Gower Street
London
WC1E 6BT**

Proposal:

Variation of condition 3 (approved plans) in relation to 2014/0329/P granted 14/08/2014, for; 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; namely minor alterations to tunnel between refectory and Bloomsbury Theatre and alteration adjacent to servery entrance.

Drawing Nos:

Superseded: 562/PL/010 P2; 063 P2; 051 P2; 011 P2; 093 P1; 083 P2; 075 P2; 072 P3; 071 P4; 070 P2

Proposed: UCL Wilkins Lower Refectory Design statement December 2014; 562/PL/063 P4; 562/PL/051 P4; 562/PL/037 P1; 562/PL/011 P4; 562/PL/010 P3; 562/PL/093 P3; 562/PL/087 P1; 562/PL/083 P4; 562/PL/075 P4; 562/PL/072 P5; 562/PL/071 P6; 562/PL/070 P4



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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2014/0329/P shall be replaced with the following condition:

REPLACEMENT CONDITION 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/: 031 P2, 032 P2, 033 P2, 034 P2, 035 P2, 036 P2, 061 P2, 066 P2, 073 P2, 081 P3, 082 P3, 084 P3, 085 P3, 086 P2, 091 P1, 092 P1, UCL Wilkins Lower Refectory Design statement December 2014; 562/PL/063 P4; 562/PL/051 P4; 562/PL/037 P1; 562/PL/011 P4; 562/PL/010 P3; 562/PL/093 P3; 562/PL/087 P1; 562/PL/083 P4; 562/PL/075 P4; 562/PL/072 P5; 562/PL/071 P6; 562/PL/070 P4

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

Informative(s):

- 1 Reason for granting permission

The proposed works relate to the Bloomsbury theatre and so do not affect the special interest of the adjacent UCL listed building. The proposed widening of the tunnel (with steps to avoid existing foundations) at basement level would have no impact on the external appearance of the building. The alteration to the riser to accommodate the access ladder would result in the riser projecting 0.3m further into the corridor in front of the servery entrance (adjacent to the south colonnade) and the width of the riser increasing by 1.5m (increasing from 1m to 2.5m in width). The riser would have an oak access door and a panel of blue mosaic tiles to match the back wall of the servery. Two columns of the servery entrance would also be finished in blue mosaic tiles. Due to its location, the alteration to the riser and servery entrance would not be prominent and the materials would be consistent with the approved design. Likewise due to its position, the proposed external suspended ceiling to conceal exhaust ductwork is acceptable. The proposed exhaust vent to the SW elevation of the Bloomsbury Stair Tower would replace an existing exhaust vent in a dropped bulkhead (facing the opposite way) in the undercroft outside the servery entrance. The proposed exhaust vent would discharge above the roof of the south colonnade. Discharge of the stale air to this open location is more appropriate than the sheltered undercroft area. Due its position in line with and above the roof of the south colonnade, the grill would not harm the appearance of the host building.

The proposed minor alterations are not harmful in any respect. No deed of variation

is required, in this instance, as the implementation of planning permission ref: 2014/0329/P has already begun.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varies condition 3 of planning permission ref 2014/0329/P is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment