

Mr John Alexander
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1b Claremont Road
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TW11 8DH

Application Ref: **2015/1405/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

28 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Phillips Building
SOAS
Thornhaugh Street
London
WC1H 0XG

Proposal:

Alterations to lecture theatre at lower ground level including installation of new suspended ceilings, flooring, seating, lighting plus the renewal of plasterboard and timber clad walls to the lecture theatre and foyer.

Drawing Nos: Site location plan; 130305 L(0)01 A; L(0)02 A; L(0)03 A; L(0)04; L(0)05 A; L(0)06 A; L(0)07; L(0)08 A; L(0)09; heritage statement; design and access statement.

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 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.

Informative(s):

- 1 Reasons for granting listed building consent.:

Consent is sought for alterations to the building's lecture theatre, to improve access, acoustics and visibility within the space. The lecture theatre was refurbished in the 1990s and much of the fabric dates from then, including the seating, suspended ceiling, access ramp, and wall cladding to the front. The replacement of this fabric, installation of lifts and reconfiguration of the ceiling profile will not involve the loss of any historic or significant fabric, and will preserve the building's special interest.

The two rear walls and AV both are clad in hessian and timber strips; this is in poor condition and in places and has been cut to fit the new ramp and other items, and to provide adequate fire protection. It is proposed to replace this to the two rear walls but to retain it around the AV booth. Whilst a small amount of historic fabric will be removed, its condition and the improved function of the lecture theatre space are considered to outweigh any harm caused by its loss. This aspect of the work is considered to cause harm to the special architectural or historic interest of the building as a whole.

The site's planning history was taken into account when coming to this decision. Flexible authorisation was received from Historic England, and no other representations were received as a result of public consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment