

Mr Rory Joyce
Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2014/0357/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

28 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted 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 following condition(s):

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.

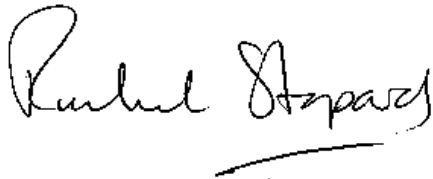
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment