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Application Ref: **2014/0373/L**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

11 June 2014

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

#### **Listed Building Consent Granted**

Address:

**North Cloister of Wilkins Building  
University College London (UCL) campus  
Gower Street  
London**

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 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 Sample panels of the facing stonework to the fourth facade, paving to the terrace and brickwork of the new screen, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced. The samples shall include details of junctions with adjoining materials.

The development shall be carried out in accordance with the approval given. The approved panels shall be retained on site until the work has been completed.

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 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the local planning authority.

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.

- 4 Before any work is undertaken to demolish the structures within the service yard, a method statement setting out the means for protection of the listed building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved in writing by the local planning authority.

The relevant work shall be carried out in accordance with the method statement thus approved.

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.

- 5 All items of historic building fabric to be removed from areas identified as moderate or high significance in the Heritage Statement hereby approved, shall be stored in a secure location on site for use in works of repair or reinstatement as part of the re-development of the site. All such items shall be retained on site for the duration of works to the listed building.

Reason: To protect the visual amenity of the area 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.

- 6 The works hereby approved are only those specifically indicated on the drawings 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.

- 7 All works and finishes and works, including all new window and door joinery detailing such as glazing bar sections and the works of making good the existing fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 8 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a. Typical details of fixings and junctions which involve the historic fabric
- b. Plan, elevation and section drawings of all new external door thresholds at a scale of 1:10
- c. Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- d. Samples of typical balustrades and handrails, mesh panel screen and bronzed and other exposed metalwork detailing

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

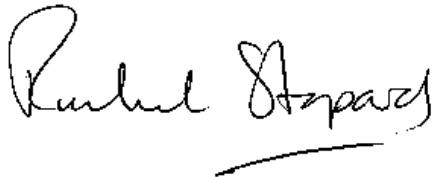
Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 You are reminded that the proposed works require planning permission in order to be implemented. At the time of issuing this decision notice the planning permission is pending subject to agreement of the s106 legal agreement.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment