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28 July 2015

Dear Antonia,

### **UCL Kathleen Lonsdale Building – Planning and Listed Building Consent for a minor extension to the rear elevation**

On behalf of my client, University College London (UCL), I am pleased to enclose an application for full planning and listed building consent for a small extension to the rear elevation of the Kathleen Lonsdale Building. This application seeks permission for:

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*“Construction of a minor extension including associated gas enclosure at the west end of the basement level to the rear of the Kathleen Lonsdale Building to create a new lobby for the GMP Lab (Use Class D1)”.*

The application comprises the following:

- Planning application forms and certificates;
- Design and Access Statement; and,
- Existing and Proposed Drawings (please refer to drawing schedule).

A cheque for £195.00 for the planning application fee has also been sent via post.

#### **Background to the Proposals**

The Kathleen Lonsdale Building (KLB) is Grade II Listed and currently used as laboratory and research space for UCL students.

The Bloomsbury Masterplan identifies the refurbishment of the KLB as a priority project. It will facilitate the relocation and rationalisation of university departments as part of the ongoing ‘consolidation and colocation’ strategy to encourage collaboration and greater synergies between departments. It will also improve the

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University and building's sustainability credentials, generally improve the internal circulation and legibility of the building and bring the building up to modern standards for its chemistry-led users.

On 28 January 2015, planning permission and listed building consent (2014/7223/P & 2014/7310/L) was granted for refurbishment works at KLB. Planning permission was granted for:

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*"Replacement of plant & machinery, new flues & louvres, replacement of external entrance doors, installation of double glazing to rear windows".*

Listed building consent was granted for:

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*"Alterations in connection with the replacement of plant & machinery, new flues & louvres, replacement of external entrance doors, installation of double glazing to rear windows, including internal alterations to entrance hall security desk, creation of new student hub, reconfiguration of internal layouts involving various alterations to doors, partitions & joinery".*

The planning consent secured the refurbishment of KLB to create high quality, flexible learning spaces which will enhance the student experience and facilitate the co-location of academic departments. The scheme will rationalise the internal configuration of the building, generally improving its circulation and accessibility. The proposals also included internal works relating to the addition of a new General Management Practice (GMP) radio pharmacy laboratory on the ground floor of the building.

## Proposals

The west end basement labs will accommodate a new GMP Radio pharmacy lab which will be used to manufacture radio therapy isotopes for research and potentially for patient treatment. This lab will be operated by a research group who are currently based on the second floor of KLB and it is essential that the lab is easily accessible. The design team assessed alternative locations for the lab at upper levels, but this would require structural strengthening and ultimately greater intervention to the listed building.

Given the nature of the laboratory space (research into potential medical treatments), approval by the Medicines & Healthcare products Regulatory Agency (MHRA) is required. UCL has therefore discussed the design of the laboratory space with this authority since the submission of the original listed building consent application. The MHRA has indicated in these discussions that a lobby is required to segregate the laboratory spaces from the external environment. This will preserve the very high levels of cleanliness required for this type of research. This requirement for a buffer space forms the basis of this application for a minor extension.

## Planning Considerations

The NPPF states that in determining a planning application, local planning authorities should take into account the desirability of enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

London Plan Policy 7.8 deals with heritage assets and archaeology. The policy states that "*development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate*".

Policy CS14 of the Camden Core Strategy and Policy DP25 of the Camden Development Policies document require development to preserve and enhance heritage assets and their settings.

The proposed extension will be located on the rear elevation. The Heritage Assessment prepared by ABA which accompanied the original application stated that *"the rear facade was not meant to be seen by the public, is of plain brick and has been much altered; it is of low significance"*. The extension shall not be visible from the more sensitive front elevation (on Gower Place) and therefore will not be seen by the public. The extension is 6 sqm. The size and height has been minimized to reduce any impact.

The design of the extension has been carefully considered to ensure that it will have minimal impact on the historic fabric of the building. The construction will be lightweight to avoid new foundations clashing with existing below ground services and inspection chambers. This will also mean that the extension will be reversible without significant impact on the existing fabric.

The extension will be clad in bronze coloured copper reflecting that used on the Hansman Room which links the KLB to the Wilkins Building and the wider palette of Gower Court. This is considered to be a high quality and sensitive material. The copper enclosure will be protected with the addition of a curb. This will prevent degradation of the material.

The design of the extension has been carefully configured to respond to features and characteristics of the building. The proposed extension shall join the rear façade above the existing arch which, during an onsite pre-application meeting with a conservation officer, was considered to have some heritage significance. The extension will not require any demolition of the existing fabric of the building and has been designed to ensure the works are reversible. Therefore the proposals are considered to constitute minimal impact to the less significant rear elevation of the building in the long term.

The proposed gas bottle enclosure has been consolidated into the extension so that

The implementation of this proposed extension will assist in securing the long term use of the listed building (for its original use in the chemistry field), which is considered to be a significant benefit. The minor extension is essential to facilitate the safe function of the GMP laboratory and to support the critical research it undertakes.

If you have any questions in relation to the submission, please contact Don Messenger on 0207 303 3053.

Yours faithfully,



Leonie Oliva  
Deloitte LLP

