

Mr Donald Messenger
Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2015/4395/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

7 September 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**University College London
South Quad
Malet Place
London
WC1E 6BT**

Proposal:

Erection of 2 storey temporary building for education use (Class D1) for a period of 3 years in South Quad (adjacent to Anatomy Building and Medical Sciences Building).

Drawing Nos: Site location plan; 700_PL_036 RevD; 700_PL_035 RevD; 700_PL_034 RevD; 700_PL_033 RevD; 700_PL_032 RevD; 700_PL_031 RevD; 700_PL_023 RevB; 700_PL_022 RevD; 700_PL_021 RevD; 700-PL-014 Rev B 700_PL_013 RevB; 700_PL_012 RevB; 700_PL_011 RevB; 700_PL_002 RevB

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 new 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 policy DP24 and DP25 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: Site location plan; 700_PL_036 RevD; 700_PL_035 RevD; 700_PL_034 RevD; 700_PL_033 RevD; 700_PL_032 RevD; 700_PL_031 RevD; 700_PL_023 RevB; 700_PL_022 RevD; 700_PL_021 RevD; 700-PL-014 Rev B 700_PL_013 RevB; 700_PL_012 RevB; 700_PL_011 RevB; 700_PL_002 RevB

Reason:

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

- 4 The building hereby permitted is for a temporary period only and shall be removed on or before 31st December 2018.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 The proposed building is required to mitigate against the temporary closure of buildings and facilities during construction works associated with the implementation of UCL's Bloomsbury Masterplan. The proposed site would not be visible from the public highway and the South Quad is entirely surrounded by UCL buildings. The Council supports the concentration of educational institutions in Central London and so the proposed temporary building would be in accordance with policy CS9.

Given the temporary nature of the structure, its size, materials, design and location is considered to balance the need to be sensitive to surrounding buildings, in particular the Wilkins building, whilst providing much needed decant space. As it would only be temporary it would also preserve the character and appearance of the Bloomsbury Conservation Area. A condition would be included to ensure the structure would only be in place for 3 years and would be removed after this time.

There would be reduced daylight and sunlight to the Anatomy Building and the Medical Sciences Building. These buildings are owned and occupied by UCL. The ground floor of the Medical Science Building is used as a workshop where natural light is not required. The Anatomy Building accommodates a student hub. Given its use and the demonstrated requirement for the temporary structure, the temporary loss of light and outlook would be acceptable in this instance.

Eight condensers unit would be provided at ground level at the rear of the proposed building. As all the surrounding buildings are UCL facilities a noise report was not provided in this instance and it is accepted there would be no impact on the amenity of neighbouring residential occupiers. Nevertheless, a noise condition would be included on the decision to ensure Camden's noise thresholds are not breached.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has also 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, CS9, CS10, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP24, DP25 DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.11, 7.4, 7.6 7.8 and 7.15 of the London Plan March 2015, consolidated with alterations

since 2011; and paragraphs 14, 17, 56-66, 126-141 and 162 of the National Planning Policy Framework.

- 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 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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

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

Ed Watson
Director of Culture & Environment