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Application Ref: **2014/5044/L**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

4 November 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**UCL Laws
Bentham House
4-8 Endsleigh Gardens
London
WC1H 0EG**

Proposal:

External and internal alterations to Bentham House including re-organisation of ground floor reception and circulation spaces, alterations to existing windows to create a new entrance lobby and link to new rear extension and associated works;
all in association with the refurbishment of the existing university building.

Drawing Nos: Proposed drawings: (prefix 3000_L_): 097 rev. P10 Basement, 098 rev. P10 Basement Mezzanine, 099 rev. P10 Lower Ground floor, 100 rev. P12 Ground floor, 101 rev. P11 First floor, 102 rev. P11 Second floor, 103 rev. P12 Third floor, 104 rev. P12 Fourth floor, 105 rev. P13 Fifth floor, 106 rev. P6 Roof, 197 rev. P7 South West Elevation, 198 rev. P5 South East Elevation, 199 rev. P3 North East elevation, 200 rev. P5 Section AA, 201 rev. P6 Section BB, 202 rev. P7 Section CC, 204 rev. P5 Section EE, 400 rev. P3 South West Elevation Bay Study, 401 rev. P3 South East Elevation Bay Study, 402 rev. P3 Courtyard Elevation Bay Study, 403 rev. P3 North West Elevation Bay Study, 500 rev. P4



Typical Atrium Layout 01, 501 rev. P6 Typical Atrium Layout 02.

3000_RL_700 rev. P3 Reception Bentham House.

Details (prefix 3000_A_): 1000 rev. P1 Gideon Schreier Wing - Sections, 1001 rev. P1 Gideon Schreier Wing - Details, 1002 rev. P3 Bentham House Roofscape Sections, 1003 rev. P1 Rear Extension and Atrium Sections, 1004 rev. P1 Rear Extension and Atrium - Details, 1050 rev. P4 Atrium window alterations Sections, 1051 rev. P1 Hub Stairs.

Supporting documents:

Ecology and Biodiversity Statement by Thompson Ecology report no.APBH102 rev02 4/08/2014; Transport Statement by Icení August 2014; Heritage statement by Alan Baxter Associates dated Aug 2014; Noise Impact Assessment by Sandy Brown consultants 14109-R02-B dated 31 July 2014; Design & Access statement by Levitt Bernstein dated August 2014; Plant location details 031430/M203/00 & 031430/M208/00;

Drawings:

3000_L_010 rev. P3 Location Plan;

Existing drawings: (prefix 3000_L_): 047 rev. P3 Basement, 048 rev. P3 Basement Mezzanine, 049 rev. P3 Lower Ground floor, 050 rev. P3 Ground floor, 051 rev. P3 First floor, 052 rev. P3 Second floor, 053 rev. P3 Third floor, 054 rev. P3 Fourth floor, 055 rev. P3 Fifth floor, 056 rev. P1 Roof, 147 rev. P3 South West Elevation, 148 rev. P3 South East Elevation, 149 rev. P1 North East Elevation, 150 rev. P3 Section AA, 151 rev. P3 Section BB, 152 rev. P3 Section CC, 154 rev. P3 Section EE;

Demolition drawings (Prefix 3000_L_): 067 rev. P3 Basement, 068 rev. P3 Basement Mezzanine, 069 rev. P3 Lower Ground floor, 070 rev. P3 Ground floor, 071 rev. P3 First floor, 072 rev. P3 Second floor, 073 rev. P3 Third floor, 074 rev. P5 Fourth floor, 075 rev. P3 Fifth floor, 076 rev. P1 Roof, 170 rev. P3 Section AA, 171 rev. P3 Section BB, 172 rev. P5 Section EE;

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 external and internal works and finishes and works of making good to the retained 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.

- 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.

- 4 All items of historic building fabric to be removed from areas identified as significant or highly significant 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, unless otherwise agreed with the local planning authority. 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.

Informative(s):

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You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment