

Mrs Leonie Oliva
Deloitte LLP
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2015/7218/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

21 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Rear of 18-19 Gordon Square
London
WC1H 0AW

Proposal:
Erection of single storey building for use as a Quiet Contemplation Room facility adjacent to the existing facility together with extension to the existing Quiet Contemplation Room and associated ancillary works (part retrospective).
Drawing Nos: 034-01, 5055/2B, 5055/4A, Arboricultural Development Report by Fabrik dated 14/12/15, Ecological Assessment by Derek Finnie Associates dated December 2015, Design & Specification by Qube and Planning Statement by Deloitte dated December 2015.

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 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: 034-01, 5055/2B, 5055/4A, Arboricultural Development Report by Fabrik dated 14/12/15, Ecological Assessment by Derek Finnie Associates dated December 2015, Design & Specification by Qube and Planning Statement by Deloitte dated December 2015.

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

- 4 The building/structure hereby permitted is for a temporary period only and shall be removed and the site re-landscaped to its pre-development condition no later than 12 months after first occupation of the New Student Centre (located at land between 26 Gordon Square and 15 Gordon Street).

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 scale and 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 6 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in

accordance with the details thus approved.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Details of a replacement tree (including species, position and size) should be submitted to and approved by the Council prior to commencement of the use of the building hereby approved. 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 Council gives written consent to any variation.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies 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 Framework Strategy.

Informative(s):

- 1 Reasons for granting permission.

The area of the application site has historically been subdivided from the terrace house and now forms a quiet recreational space from which various departments of University College London and members of the public can access. There is an existing quiet contemplation room which has been in situ for some time and is likely to be lawful. However this application seeks retrospective permission for an extension to the existing quiet contemplation rooms and permission for a new building for additional space for the same use.

The incremental installation of low level temporary type structures in this recreational area is beginning to impact on the setting of the listed buildings, with the structures obscuring views of the listed rear elevations. The open character of this particular area is being eroded. The New Student Centre, which is commencing development imminently, is to provide space for a multi faith room and associated facilities, therefore it is considered necessary to secure the proposed new structure on a temporary basis to address the universities need for the facility and ensure the special interest of the listed terrace is not permanently harmed.

Furthermore, due to the temporary nature of the proposal it would not cause permanent harm to the character and appearance of the surrounding conservation area.

As the surrounding buildings are all in use by the university for academic purposes,

there would not be an impact on residents' amenity.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (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, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

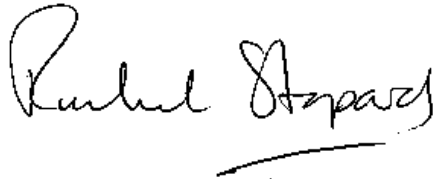
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment