

Miss Ellie Bird
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2016/3807/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

5 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:

Internal alterations including removal of partitions at 5th floor and installation of insulation, the addition of partitions at 1st to 4th floor and re-wiring throughout, and the installation of rooflight and 2 air vents at roof level.

Drawing Nos: Site location plan;

3000.L.098 rev P17;

3000.L.099 rev P19;

3000.L.100 rev P22;

3000.L.101 rev P22;

3000.L.102 rev P20;

3000.L.103 rev P21;

3000.L.104 rev P22;

3000.L.105 rev P24;

3000.L.106 rev P17;

3000.RL.717 rev P2;

3000.RL.718 rev P4;

Planning Statement by Deloitte Real Estate dated June 2016;



UCL Laws Revised Heritage Statement by Alan Baxter's Associates dated April 2016;
Bentham House: Rewiring and layout changes Design and Access Statement by Levitt Bernstein dated June 2016;

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 historic panelling and fabric of architectural significance removed during the course of these works, to be retained on site and reused within this scheme unless otherwise agreed in writing with 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.

Informative(s):

1 Reasons for granting listed building consent:

This application relates to Bentham House (Listed Grade II) which opened in 1957 as the headquarters for the National Union of General and Municipal Workers. Since 1965 the building has been occupied by UCL Laws Faculty. UCL seek a number of amendments, including the addition of new partitions at first to fourth floor, a new roof light and two air vents at roof level, to the approved scheme (2014/5034/P). The application also involves the provision of additional work space on the currently underused ancillary fifth floor which is an area considered to be of low significance.

The additional changes to the approved scheme have been discussed in detail on site and the application reflects the considered design rational. The scheme involves the reuse and refurbishment of timber veneer panels and with new sections where needed to match, the refurbishment of parquet flooring and new electrical services to be located within the new partitions. These proposals are considered acceptable.

The site's planning history was taken into account when coming to this decision. No objections were received as a result of public consultation.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

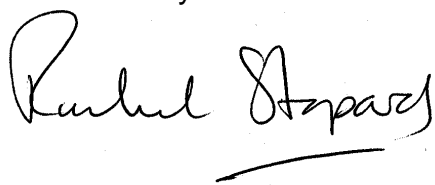
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 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.

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
Executive Director Supporting Communities

Executive Director Supporting Communities

2016/3807/L

