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London Borough of Camden
Planning and Regeneration
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FAO Antonia Powell

Dear Antonia,

Pearson Building, Gower Street, London, WC1E 6BT

Application for Listed Building Consent

On behalf of my client, University College London ("UCL"), please find enclosed a Listed Building Consent application at the above address, for:

"The addition of four fan coil units along with associated redecoration and repair to the ceiling and soffit."

The application has been submitted via the Planning Portal and includes the following documents:

- Application form and certificates prepared by Deloitte;
- Architectural drawings prepared by Levitt Bernstein Architects:
 - 3008P_L050_Existing Pearson RCP – Existing RCP
 - 3008P_L051_Proposed Pearson RCP – Proposed RCP
 - 3008P_L052_Existing Pearson Internal Elevations – Existing elevation
 - 3008P_L053_Proposed Pearson Internal Elevations – Proposed elevation
 - 3008P_L090_Site Location Plan – Site location plan
 - 3008P_Pearson 2nd Floor Compiled Drawings – Compiled drawings
- Design Specifications for the new wall-mounted chillers.

The Site

The Site is located on Gower Street and is situated in the hub of the UCL Bloomsbury Campus. The area is characterised by education buildings owned and occupied by UCL.

The Pearson Building forms part of the Wilkins Building, a Grade I listed building located in Sub-area 3 ('London University/British Museum') of the Bloomsbury Conservation Area. The building was first listed in 1954 (reference: 1113056).

Proposals

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The proposals comprise the addition of four new fan coil units in rooms 227, 228A, 228B and 229 of the second floor. The scope of works also includes the subsequent repair, redecoration and making good of the ceiling and soffit.

Application Context

UCL is London's leading multidisciplinary university, ranked seventh in the QS World University Rankings in 2015. UCL has prepared an ambitious strategy for the University to 2034 (<http://www.ucl.ac.uk/ucl-2034>), which aims to secure and improve on UCL's international standing. A central part of this strategy is for UCL to provide world class teaching and research facilities for its staff and students.

UCL is seeking to invest into its existing building stock to improve the working conditions and provide enhanced facilities. It is considered by UCL that significant improvements can be achieved through minor interventions.

The Pearson Building offers poor working conditions, regularly overheating in the summer. The addition of fan coil units in rooms 227, 228A, 228B and 229 is a necessary intervention to improve the facilities for continued use by the Faculty of Geography.

On 23 June 2015, a pre-application meeting was held with the Conservation and Design Officer on site. At this meeting, the acceptability of the proposals was discussed and the extent of the Listed Building Consent application was agreed. It was also agreed that the redecoration, repair and making good works did not require Listed Building Consent. No objections were raised to the scope of the works and the need for the fan units was understood. With sensitive installation, the proposals were considered uncontentious.

Planning History

A planning history search for the Pearson Building was undertaken; the building has a varied planning history dating back to 1990. Relevant applications are detailed below:

Application Number	Description	Date Approved	Decision
2007/3229/P	Installation of air conditioning plant and support platform on the roof of the existing single storey extension to the rear of the building.	05-10-2007	Granted
2007/1586/L	Refurbishment of a lecture theatre within a university building (Class D1).	15-06-2007	Granted
2004/2664/L	Internal and external works of refurbishment including installation of low level glazing and disabled access ramp to ground floor east elevation of Pearson building (Class D1), formation of new openings in building fabric, removal of partitions, installation of new partitions and secondary glazing. Installation of roof top plant is also proposed.	23-12-2004	Granted

Application Number	Description	Date Approved	Decision
LS9905131	Alterations to the internal partitions with partial demolition, as shown on drawing numbers 950/08/01 & 3/108/03A	08-03-2000	Grant L B Consent with Conditions

Planning Policy Designations

The Site is located within the designated Central London Area. The Site and attached railings are Grade I listed and located within the Bloomsbury Conservation Area. The key planning considerations are outlined below.

Heritage and Design

Paragraph 126 of the NPPF states that when 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 current policy approach is consistent with that of the emerging new Camden Local Plan, which is currently under consultation.

Applicant's Response

The works are minor and will be carried out sensitively, with recognition of the historical status of the building.

It is proposed that four new wall mounted ventilation units are installed within the rooms 227, 228A, 228B and 229, which suffer from overheating and poor ventilation. The location for the units has been chosen to minimise intervention with the original fabric of the building and limit the extent of pipework and cables needed within the room to accommodate the units. Whilst it is recognised that there will be some intervention to the original fabric, it is considered that this will be minor and reversible in the future if the unit is removed.

Repair and redecoration works will only be carried out to the original fabric where required, such as to the soffit, to make good the installation of the fan coil units. In the pre-application meeting, the Conservation and Design Officer was satisfied with the level of redecoration works, considering them 'like for like'.

Overall, the proposals are designed to enhance the working environment for the current users of the building, thus securing the long-term use of this listed building for its intended academic purpose. It is considered that any minor interventions to the fabric of the listed building will be outweighed by the benefits of the works.

Summary

UCL is seeking to invest into its existing building stock to improve working conditions and provide world class facilities for its staff and students.

A number of the rooms in the Pearson Building currently suffer from poor internal climate control and as such, the building requires minor interventions in order to deliver an enhanced and modern working environment.

The proposals seek to improve the energy performance and the working environment for the users of the building through the addition of four new fans and the subsequent making good of the ceiling and soffit. All proposed works are to be carried out in a sympathetic manner given the Grade I listed status of the building and were received positively at a pre-application meeting with Camden's Conservation and Design Officer. Further, the scope of works has been the subject of a pre-application consultation with the Council's planning officers and were received positively. The works proposed are minor in nature and are not considered to impact on the significance of the building or its historic fabric. Therefore, the proposals are considered to conform to the relevant planning policies.

I would be grateful if you could confirm once this application has been formally registered. In the meantime, if you have any questions in relation to the application, please contact Ellie Bird (020 7007 3891 / ebird@deloitte.co.uk).

Yours sincerely



Leonie Oliva
Deloitte LLP