

Miss Lisa Freedman
Faithful and Gould
Euston Tower
286 Euston Road
London
NW1 3AT

Application Ref: **2016/2266/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

2 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
John Adams Hall
15 Endsleigh Street
London
WC1H 0DP

Proposal:

Replacement of 9 crital windows with new crittal windows on the ground floor rear extension and creation of an opening in the rear boundary wall to create access between the halls of residences.

Drawing Nos: UCL_JAH_P01; UCL_JAH_P02; UCL_JAH_P03; UCL_JAH_P04;
UCL_JAH_P05; UCL_JAH_P06; UCL_JAH_P07; UCL_JAH_P09; UCL_JAH_P10;
UCL_JAH_P11; UCL_JAH_P12; UCL_JAH_P13; 8621/1; Heritage Statement.

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 The works hereby approved are only those specifically indicated on the drawings 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.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 Prior to the commencement of the relevant parts of the works full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. 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 development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14, 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 Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed new windows will match the originals as closely as possible in terms of type, glazing pattern and proportions (including the shape, size and placement of glazing bars), opening method, materials and the overall size of the window openings. The proposal is thus considered to be sympathetic to the special architectural or historic interest of the listed building.

It is proposed to create an opening in the rear boundary wall to facilitate access between two halls of residence, Campbell House East and John Adams Hall. These external alterations are considered to be acceptable as they would not result in the loss of original features or historic fabric and would not harm the special interest of the listed building. Further details of the paving materials for the new path are required and would be sought by condition.

No responses were received following statutory public consultation. The site's

planning history and relevant appeal decisions were taken into account when coming to this decision.

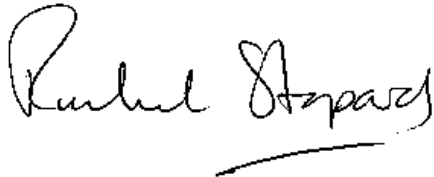
Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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. The proposed development also accords with the policies of the London Plan 2016 and 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities