

30 September 2016
Delivered by email

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Dear Antonia Powell

**CONFUCIUS INSTITUTE FOR SCHOOLS, UNIVERSITY COLLEGE LONDON, 15 WOBURN SQUARE,
LONDON BOROUGH OF CAMDEN**

LPA APPLICATION REFERENCE NOS: 2016/3648/L & 2016/3075/P

In response to your email dated 22 September 2016, following an earlier meeting to discuss the current applications at your offices on 15 September and also further telephone correspondence, our client has advised Turley Heritage to submit revised drawings to you to be considered as part of the final determination of these current applications.

As advised, a minor revised scheme has been prepared that now retains the existing central store area at lower ground floor level within the listed building and former townhouse. A new connection would still be established between front and rear rooms by utilising existing doorways / service space to the rear of the store. All other aspects of the application scheme remain unchanged; subject to detailing architectural elements and external and internal finishes that would likely be subject to future conditions.

Accordingly, the following substitution of proposed drawings is requested:

1. GA (old drawing - 1656_Dwg_00_200) / New drawing: 1656_Dwg_00_200_P2
2. Section (old drawing - 1656_Dwg_00_220) / New drawing: 1656_Dwg_00_220_P2
3. RCP (old drawing - 1656_Dwg_35_200) / New drawing: 1656_Dwg_35_200_P2
4. Small Power & Data (old drawing - 1656_Dwg_36_200) / New drawing: 1656_Dwg_36_200_P2
5. Wall Finishes (old drawing - 1656_Dwg_42_200) / New drawing: 1656_Dwg_42_200_P2
6. Floor Finishes (old drawing - 1656_Dwg_43_200) / New drawing: 1656_Dwg_43_200_P2

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These minor revised drawings should be read in conjunction with the previously prepared Design and Access Statement, prepared by the architects, and Heritage Statement, prepared by Turley Heritage.

It is our assessment of the revised scheme that the proposed changed arrangement to the existing plan form at lower ground floor level would now retain the existing brickwork enclosure (former vault or store space) and spine wall. Historic fabric and features associated with this element of the listed building would be preserved. Part of existing partitions and doorways to the rear of this store would be adapted to create paired openings and stub corridor to connect larger front and rear rooms. The proposed retention of a downstand on the line of these walls / openings would ensure the legibility of this historic plan form at this level would be maintained.

Overall these revised proposals would preserve the special interest of the listed building terraced group, and would also preserve or enhance the character or appearance of the surrounding conservation area. These designated heritage assets would be conserved, their significance sustained and or enhanced, and any harm avoided. This is in accordance with the principles set out in the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012 (paragraphs 128, 131, 132, 134, 137) and supported by NPPG, and other relevant local policy and guidance (including FALP 2015: policy 7.8, Camden Core Strategy 2010: policy CS14, and Development Policies DPD 2010: policies DP24, DP25).

Yours sincerely

Richard Brookes
Director, Heritage

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