

2015/3936/P – Former KCL Campus, Kidderpore Avenue



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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		N/A	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Seonaid Carr				2015/3936/P			
Application Address				Drawing Numbers			
Former King's College Hampstead Residence Kidderpore Avenue London NW3 7SU				N/A			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change the name of Queen Mother's Hall to Willoughby House as secured by Clause 30.1 of the Section 106 legal agreement.							
Recommendation(s):		Grant change of building name as secured in Clause 30.1 of Section 106 legal agreement					
Application Type:		N/A					
Conditions or Reasons for Refusal:		N/A					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		There is no requirement for press or site notices or public consultation.					
CAAC/Local groups* comments: *Please Specify		There is no requirement for consultation.					

Site Description

Located to the northern side of Kidderpore Avenue the application site comprises of 11 buildings and is located within the Redington/Froggnal Conservation Area. The site contains designated Private Open Space and is a Borough Grade Site of Importance for Nature Conservation. The area is designated as a SINCR for the good range of mature trees including both native and non-native species, there is also dense shrubbery. Beneath the trees and shrubs, and at the northern edge of the central garden area are well-established patches of tall herbs and neutral grassland. The quadrangle to the east contains several large trees beneath which are grass with small areas of shrubbery, adding to birds and habitats on the site.

Relevant History

2015/3936/P - Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site. **Approved subject to S106 legal agreement 06/04/2016**

Relevant policies

The National Planning Policy Framework 2012

The London Plan 2016

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

CS19 - Delivering and monitoring the Core Strategy

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

Assessment

1. Proposal

1.1 Clause 30.1 of the Section 106 legal agreement of the planning application 2015/3936/P stated:

'The Owner will ensure that the current name of each building will be retained for the lifetime of the Development (unless otherwise agreed with the Council in writing)'

1.2 The clause was included within the Section 106 agreement at the request of Members during the Committee meeting on 25th February 2016. Members wanted to retain the names of the buildings which have historic relevance to the educational history of the site, specific reference was made to Rosalind Franklin who was a research fellow at King's College London and involved with the discovery of DNA, the building located to the north west corner bears her name.

1.3 The applicant is now seeking to change the name of Queen Mother's Hall, which fronts Kidderpore Avenue in the south east corner. The applicant is requesting the name of the new building is 'Willoughby House' after Caroline Willoughby, a prominent female figure associated with the former educational use of the site when it was Westfield College.

2. Assessment

2.1 Given the Section 106 clause was imposed to retain the historic significant of building names with prominent figures who had previously been associated with the site, it is considered appropriate that the building name is changed to Willoughby House. Caroline Willoughby was one of the original five members of staff at Westfield College being resident lecturer in Science from 1885 to 1894.

2.2 It is considered the new name would be appropriate to the history of the site and would be in keeping with the objective of the Section 106 clause. As such it is recommended that the Deed of Variation is granted to allow the change of building name of Queen Mother Hall to Willoughby House.

3. **Recommendation:** Grant change of building name as secured in Clause 30.1 of Section 106 legal agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th October 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Photo 1 – Existing Queen Mother Hall



Photo 2 – New 'Queen Mother Hall'