

Mr Rory Joyce
Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2014/0329/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

14 August 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Lower Refectory
Donaldson Wing of the Wilkins Building
University College London (UCL) main campus
Gower Street
London WC1E 6BT**

Proposal: Erection of single storey extension and refurbishment of lower ground floor refectory with associated alterations to openings to Wilkins building following works of demolition to existing refectory.

Drawing Nos: UCL Wilkins Lower Refectory Heritage Statement December 2013 by Alan Baxter & Associates; UCL Wilkins Lower Refectory Design and Access statement January 2014; 562/PL/010 P2, 011 P2, 031 P2, 032 P2, 033 P2, 034 P2, 035 P2, 036 P2, 051 P2, 061 P2, 063 P2, 066 P2, 070 P2, 071 P4, 072 P3, 073 P2, 075 P2, 081 P3, 082 P3, 083 P2, 084 P3, 085 P3, 086 P2, 091 P1, 092 P1, 093 P1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new visible external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

UCL Wilkins Lower Refectory Heritage Statement December 2013 by Alan Baxter & Associates; UCL Wilkins Lower Refectory Design and Access statement January 2014; 562/PL/010 P2, 011 P2, 031 P2, 032 P2, 033 P2, 034 P2, 035 P2, 036 P2, 051 P2, 061 P2, 063 P2, 066 P2, 070 P2, 071 P4, 072 P3, 073 P2, 075 P2, 081 P3, 082 P3, 083 P2, 084 P3, 085 P3, 086 P2, 091 P1, 092 P1, 093 P1;

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to occupation of the development, confirmation that the development has been connected to the local district heating network for receipt of at least 70% of space heating and 30% of hot water energy needs of the development, shall be submitted to and approved in writing by the local planning authority. The development shall be operated in accordance with this confirmation. The connection shall be retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to occupation of the development, a BREEAM post-completion certificate shall be submitted for approval in writing by the local planning authority. The certificate shall be prepared by an accredited BREEAM assessor and shall demonstrate how the development has met the BREEAM target of 'Very Good'.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

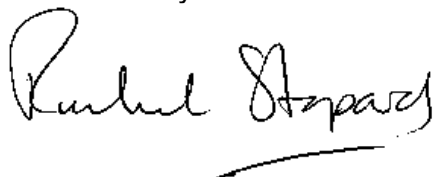
- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of 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
Director of Culture & Environment