

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

Application Ref: **2014/0383/L**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

11 June 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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 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 All new works and finishes to the retained fabric, including all new window and door joinery detailing such as glazing bar sections and works of making good, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a. Typical details of fixings and junctions which involve the historic fabric
 - b. Plan, elevation and section drawings of all new external door thresholds at a scale of 1:10
 - c. Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
 - d. Samples of typical flooring, tiling and timber louvres and other exposed timber detailing
 - e. Details of all new service runs and ducting and how they relate to the historic fabric.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Before any work is undertaken to remove the existing internal plant deck, partition walls and existing refectory extension, a method statement setting out the means for protection of the listed building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved in writing by the local planning authority.

The relevant work shall be carried out in accordance with the method statement thus approved.

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.

- 5 The works hereby approved are only those specifically indicated on the drawing(s) 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.

- 6 All items of historic building fabric to be removed from areas identified as moderate or high significance in the Heritage Statement hereby approved, shall be stored in a secure location on site for use in works of repair or reinstatement as part of the re-development of the site. All such items shall be retained on site for the duration of works to the listed building.

Reason: To protect the visual amenity of the area 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.

- 7 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

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.

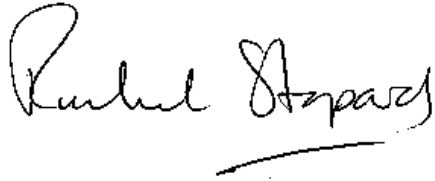
Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 You are reminded that the proposed works require planning permission in order to be implemented. At the time of issuing this decision notice the planning permission is pending subject to agreement of the s106 legal agreement.

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". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard
Director of Culture & Environment