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Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
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London
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FAO Gavin Sexton

6 March 2017

Dear Sir/Madam,

**SOUTH QUAD TURNING CIRCLE, BLOOMSBURY CAMPUS, UNIVERSITY COLLEGE LONDON
PLANNING APPLICATION FOR TEMPORARY STUDY SPACE MARQUEE**

On behalf of our client, University College London (UCL) (the 'Applicant'), we hereby submit to the London Borough of Camden an application for Temporary Planning Permission for a study space marquee located between the Bernard Katz building and the Medical Research Centre (MRC) Laboratory for Molecular Cell Biology on UCL's Bloomsbury Campus. The marquee would be relocated from its existing position in the Japanese Garden, and would only be necessary until completion of the New Student Centre (planning permission ref. 2015/3302/P), which is expected to be January 2019. The description of the development is as follows:

"Temporary study space marquee in the South Quad turning circle."

Background

UCL is London's leading multidisciplinary university, with over 11,000 staff and nearly 28,000 students. It was ranked fifth in the QS World University Rankings 2014/15 and provides excellence and leadership in teaching and research.

The University is embarking on an ambitious programme of renovation and redevelopment across its sites. As part of these ongoing efforts to improve their student offerings, a New Student Centre (NSC) is currently under construction. To allow the completion of the NSC, it is necessary for the temporary study space pavilion in the Japanese Garden to be moved. Rather than lose this much-needed social learning space, it is proposed that this pavilion is relocated to a temporary location in the South Quad turning circle, between the Bernard Katz building and the MRC Laboratory for Molecular Cell Biology (please see plan ref. 725-NHA-XX-A-SK-0005).

Site Location & Description

The application site is on the UCL Bloomsbury Campus, and comprises an area between the Bernard Katz building and MRC Laboratory, which is also behind the Andrew Huxley Building. The surrounding area is characterised by educational buildings (Use Class D1) and ancillary offices retail.

The site is located within the Bloomsbury Conservation Area, and is close to several listed buildings, including the Wilkins Building (Grade I) and those located between 16 and on 25 Gordon Square (Grade II).

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Planning History

There is no recent planning history for the application site of note; however there is a temporary planning permission granted for the pavilion in its current location in the Japanese Garden.

Application Reference	Description	Status
2014/3811/P	Erection of temporary structures for use as event spaces associated with the University, in the Main Quad (with associated catering/support/toilet facilities and Japanese Garden (Gordon Street), for a period of three years.	Granted (August 2014)

Proposed Development

The marquee is an 'Alu Hall' prefabricated modular building which has hard PVC wall panels and glazed panels/doors to the facades. The roof structure is a twin skin thermo-inflatable roof system. The structure will be held down with concealed ballast weighting to all structure feet.

The marquee will only be used as a temporary measure whilst the NSC is under construction. It is therefore expected that the marquee would be in its new location until January 2019. However, the construction programme for the NSC is not accurately known and therefore UCL seeks consent for a temporary period of 3 years, or until the NSC is completed and occupational – whichever is sooner.

Planning Policy Considerations

The development plan comprises the London Plan (2016), the Camden Core Strategy (2012), and the Camden Development Management Policies (2010). Although not yet adopted, the recently submitted draft Camden Local Plan (2016) should also be given some consideration. The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) are relevant material considerations.

The main planning considerations in relation to this application are summarised below.

Site Specific Allocations

- Bloomsbury Conservation Area (Policy CS14)
- Central London Area (Policy CS3)
- Designated View - 5A.2 Greenwich Park Wolfe statue to Tower Bridge - Right Lateral Assessment Area

Use

Policy CS10: Supporting community facilities and services - *this policy states that the Council will support the higher education sector in Camden, as part of its efforts to "support the retention and enhancement of existing community, leisure and cultural facilities".*

Policy DP15: Community and leisure uses – *this policy outlines the council's intentions to protect community and leisure uses. These include educational facilities, which should be "close or accessible to the community they serve".*

Response

The use of the marquee will continue to be for teaching, which is acceptable given the site's central location on the UCL Bloomsbury Campus. The marquee will provide teaching study space, which is much needed across the UCL campus.

The marquee will easily accessible by a range of transport modes, as following relocation, it will continue to have a PTAL rating of 6B. Due to the site's location on the Bloomsbury Campus, the marquee will also be located in close proximity to the people who will use it.

The marquee's use and location ensures it is consistent with Camden policy.

Design

Policy DP26: Managing the Impact of Development on Occupiers and Neighbours – *this policy resists development that will be harmful to the amenity of occupiers and nearby properties. This includes visual outlook, noise and vibration.*

Policy CS14: Promoting high quality places and conserving our heritage – *this outlines the need to ensure development is of a high quality design, and subsequently respects local context and character.*

Response

The 16m x 6.5m marquee features both glazed and solid PVC facades. It is also an independent freestanding structure and will not be connected to any adjacent buildings. The colour of the marquee is a neutral white, which allows it to be visually unobtrusive. The marquee's colour and appearance allows it to be sensitive to the surrounding listed buildings, and is subsequently in line with Camden policy.

Features of the marquee, including the twin skin thermo-inflatable roof system, help ensure the development is of high quality design. The marquee's temporary setting in the Japanese Garden proved a non-intrusive appearance which was suitable for its location. It is considered that this will also be the case in the proposed new location.

Heritage and Conservation

Policy CS14: Promoting high quality places and conserving our heritage – *this emphasises the need to ensure development respects local context and character, and contributes to the preservation of Camden's historical assets.*

Policy D2: Heritage (draft Local Plan) - *this policy maintains the need to protect Camden's heritage assets. It also recognises the need to consider the relative weight of public benefits when assessing development proposals.*

Response

The proposed development is located close to the Grade II listed Gordon Square terrace, and so consideration has been given to the impact of the proposals on the setting of these buildings. The development's impact on the character of the Bloomsbury Conservation Area has also been considered.

The marquee will be located to the rear of the Gordon Square terrace and will therefore not be visible from Gordon Square or Gordon Street. The proposed development will be largely enclosed to all four sides by existing buildings and at only one storey is smaller than most of the neighbouring buildings. Given the proposed



development's modest massing, its presence will not impact on key views within the Bloomsbury Conservation Area.

It should also be noted that the location of the marquee is only for a temporary period, meaning the impact on the listed buildings will be minimal and short term.

Application Submission

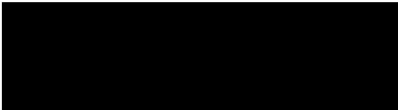
This application comprises and is supported by the following documents:

- Application Forms and Certificates (prepared by Deloitte);
- CIL Additional Information Form (prepared by Deloitte);
- Site Location Plan (prepared by Nicholas Hare Architects); and
- Existing and proposed drawings (prepared by Nicholas Hare Architects).

The application fee of £770.00 will be paid via cheque under this cover.

We trust that you have all the information you need to validate the application. Should you have any queries or require any further information, then please do not hesitate to contact my colleagues Richard Maung (020 7007 3334 / rmaung@deloitte.co.uk) or Phil Wright (020 7303 6106 / phiwright@deloitte.co.uk).

Yours sincerely,



Leonie Oliva
Deloitte LLP

ENCS.