

Miss Lauren Ayers  
Atkins  
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27th Floor West  
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London  
NW1 3AT

Application Ref: **2016/6875/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

16 March 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**The Philips Building School of Oriental & African Studies Thornhaugh Street  
London  
WC1H 0XG**

Proposal:

Installation of samples and investigations at the Philips Building in two rooms on the fifth floor and two areas of the link bridge.

Drawing Nos:

Site Plan;

Location Plan;

(All ref: 5138507) SOAS/5150627/002, SOAS/5150627/004, SOAS/5150627/006,  
SOAS/5150627/008, 009;

20085-T-010, 20085-T-015\_Rev.01, 20085-T-080, 20085-T-084;

Schedule of Structural Investigations (Pick Everard) (December 2016);

Design & Heritage Statement (Atkins) (December 2016).

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 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.

#### Informative(s):

- 1 Reason for granting Listed Building Consent:  
The Philips Building is a Grade-II\* listed library and academic office building by Sir Denys Lasdun, designed in the mid-1960s and completed in 1973. The building has multivalent group value: as an extension to SOAS's main 1940 Holden Building (Grade II); sitting within the surrounding Georgian townscape; and as a compositional complement to Lasdun's Institute of Education building (Grade II\*), opposite. This latter aspect is achieved in massing by the dramatic use of voids in the lower levels both announces the grand and particularly notable library space within, and in materials and detailing such as the regular fenestration of its upper storeys which express.

The proposals are part of the first phase of a general refurbishment scheme under preparation for the Philips Building. Two cellular office rooms on the fifth floor of the building are to be used as a test area for the proposals under development. Replacement windows are to be fitted, which aim to improve energy efficiency but retain as much of the architectural qualities of the existing as possible, and these would be installed in place of two windows which currently overlook the internal courtyard above the library, such that they would not be visible from the public realm. Some intrusive investigations will be undertaken: to the heads of the partitions in these rooms to determine how they are attached to the concrete slab above; in the area of two recently replaced bricks on the first floor of the link bridge to the Holden Building; and to mortar joints on the lower ground level on the northeast side. All of these investigations involve minimal loss of fabric of minimal significance in the interests of developing robust proposals for sensitive

refurbishment, and none will be much visible, least of all from public areas. On balance, taking into account the heritage benefits the investigations promise, the special interest of the listed building would not be harmed by the proposals.

Consultation was undertaken by placement of press and site notices, by which no responses were received. Historic England was consulted and replied with a flexible letter of authorisation, endorsed by the Secretary of State with a stamp dated 12 January 2017. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, the setting of nearby listed buildings, and the character and appearance of the conservation area under ss.16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

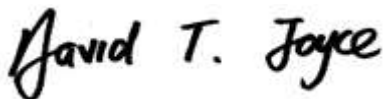
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning