

10 May 2017

Seonaid Carr  
Planning and Regeneration  
2<sup>nd</sup> Floor, 5 Pancras Square  
c/o Town Hall  
Judd Street  
London  
WC1H 9JE

Dear Seonaid,

**UCL - NEW STUDENT CENTRE, GORDON STREET  
S96A NON-MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION 2015/3302/P**

On behalf of our client, University College London ("UCL"), we hereby submit an application under Section 96A of the Town and Country Planning Act (1990) (as amended) for Non-Material Amendments to Planning Permission 2015/3302/P.

This Section 96A Non-Material Amendment (NMA) application seeks to substitute several of the approved plans to reflect design changes that will enhance the usability of the building.

**Planning History and Background**

Planning permission 2015/3302/P was granted on 18 November 2015 with the following description of development:

*"Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (Use Class D1) following demolition of theatre staircase and plantroom in Japanese Garden; with associated landscaping, cycle parking, vehicular and pedestrian access."*

A Section 96A Non-Material Amendment (NMA) application to Planning Permission 2015/3302/P was subsequently submitted (ref. 2016/2917/P) and was approved on 7 June 2016 for:

*"Alterations to planning permission granted on 18/11/15 (ref. 2015/3302/P) for erection of part 4, part 5 storey Student Centre (abbreviated); namely alterations at (a) roof level and east elevation (alterations to lift motor room, rooflights, rainwater pipe, street door); (b) west elevation : alterations to blind windows, brick cladding return, cill profile, setback piers, coping, doors at mezzanine, handrail, louvres; (c) south elevation (alterations to windows, plant screen, roof profiles, cladding materials at ramp, windows, handrail) and (d) north elevations (alterations to cladding materials to lightwell and north wall, coping)."*

The design changes to be made under this application have arisen as a result of detailed construction design development since the grant of planning permission for NMA application ref. 2016/2917/P on 7 June 2016. The changes are non-material to the planning permission and will not alter the principle of development or design.

## **Amendment Proposals**

The design changes proposed to the Student Centre within this application comprise amendments to internal layouts and the external appearance of the building. The changes within this application were discussed with members of the Local Planning Authority at a meeting on site on 2 February 2017. The proposed design amendments can be summarised as follows:

### Internal Layout revisions

Minor internal layout revisions are proposed, to reflect both client need and to more efficiently make use of space. These include revisions to the basement ablutions layout, removal of the basement media suite, and amendment to the Café server layout. The main reception desk and security office have been revised following further input from UCL's security consultant.

### Roof level

Photovoltaics on Bloomsbury Theatre roof: minor alterations to the layout to reflect changes to the roof design and following more accurate survey information.

Handrail at south end of Roof: Following discussions with UCL, the handrail has been extended to provide safe access to the south side of the southernmost rooflight. This reflects the approved approach for the roof handrails within the scheme. The colour of handrails has been confirmed as a PPC painted finish to match the bronze anodising.

### Elevations

There are a series of minor modifications to the elevations.

- Gordon Street elevation:
  - an adjustment to the width of the roof-level access door, recessed behind the parapet.
  - the removal of louvre grille panels at mezzanine level to the windows. Opening lights removed from bays either side of the entrance and replaced with fixed fritted glazing, colour to match metalwork. On central entrance bay, opening lights retained with transparent glass to articulate better this central bay
  - refinement of gate design to better respond to context.
- Ramp route: North elevation of pedestrian and vehicle 'ramp' route adjacent to 26 Gordon Square:
  - change to panel beneath security lodge window, and adjustment to joints shown within aluminium rainscreen cladding
- Japanese Garden elevation:
  - an adjustment to the width of the ground level access door
  - removal of ventilation grille from elevation – moved onto soffit below.

As a result of these design changes, UCL seeks to supersede a number of approved plans. The drawings to be superseded are set out below against those proposed.

Drawing Title	Approved	Proposed
Basement 02 Plan	689-NHA-PL-007 revP01	689-NHA-PL-007 revP02
Basement 01 Plan	689-NHA-PL-008 revP01	689-NHA-PL-008 revP02
Level 00 Plan	689-NHA-PL-009 revP01	689-NHA-PL-009 revP02
Level 0M Plan	689-NHA-PL-010 revP01	689-NHA-PL-010 revP02
Level 01 Plan	689-NHA-PL-011 revP01	689-NHA-PL-011 revP02
Level 02 Plan	689-NHA-PL-012 revP01	689-NHA-PL-012 revP02
Level 03 Plan	689-NHA-PL-013 revP01	689-NHA-PL-013 revP02
Level 04 Plan	689-NHA-PL-014 revP01	689-NHA-PL-014 revP02
Roof Plan	689-NHA-PL-015 revP01	689-NHA-PL-015 revP02
East Elevation	689-NHA-PL-111 revP01	689-NHA-PL-111 revP02
South Elevation 1	689-NHA-PL-112 revP01	689-NHA-PL-112 revP02
South Elevation 2	689-NHA-PL-113 revP01	689-NHA-PL-113 revP02
West Elevation	689-NHA-PL-114 revP01	689-NHA-PL-114 revP02
North Elevation	689-NHA-PL-115 revP01	689-NHA-PL-115 revP02
Section AA	689-NHA-PL-200 revP01	689-NHA-PL-200 revP02
Section BB	689-NHA-PL-201 revP01	689-NHA-PL-201 revP02

### Application submission

This S96A application has been submitted via the Planning Portal and alongside this cover letter includes the following documents:

- S96A Application Form and Certificates prepared by Deloitte Real Estate;
- Site Location Plan (689-NHA-PL-001 rev00) submitted with original application ref. 2015/3302/P;
- Approved Plans as per NMA application ref. 2016/2917/P;
- Proposed Plans as per the non-material amendments sought through this S96A NMA application (requiring formal approval); and
- Annotated Proposed Plans clearly demonstrating the above amendments (for information only).

A cheque for the planning application fee of £195 has been sent via separate cover.

I would be grateful if you could confirm once this application has been formally registered. In the meantime, if you have any questions in relation to the application, please contact Richard Maung (020 7007 3334 / [rmaung@deloitte.co.uk](mailto:rmaung@deloitte.co.uk)).

Yours sincerely



**Leonie Oliva**  
Deloitte LLP

Encs.