

Miss Sophie Reay
Indigo Planning
87 Chancery Lane
London
WC2A 1ET

Application Ref: **2017/1573/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

16 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**University of London
Senate House
Malet Street
WC1E 7HU**

Proposal:
Detailed design of the two roofs to the south western external lightwells and associated works.

Drawing Nos:
9739 P (0)01;
9739 P (0)02;
9739 P (2)35;
9739 P (2)34;
9739 P (2)33;
9739 P (2)32;
9739 P (2)31;
9739 P (2)30;
9739 P (2)20;
9739 P (2)21;
9739 P (2)22;
9739 P (2)23;
9739 P (0)10;



9739 P (0)11;
Documents entitled:
Senate House Libraries, by Symmetrys Ltd. Dated March 17;
GQA Heritage Statement Senate House & South Block;

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 external and internal works and finishes and works of making good to the retained fabric, 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 condition(s) 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 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.

- 4 Any significant historic fabric, including, window joinery and grey Cornish granite which is to be removed as a result of these works, shall be retained on site and reused within the scheme unless agreed in writing by the Council as local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of the London Borough of Camden Local Development Framework Core Strategy, Policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, Policy DP25 (Conserving Camden's heritage).

Informative(s):

1 Reasons for granting listed building consent:

This listed building consent application is in association with planning application ref: 2017/2372/L for the discharge of condition 4 (detailed plans of the roofs) of planning permission granted on 23/08/2016 (ref: 2016/1124/P, for the partial infill of the south western external light well and associated works).

The initial submission to discharge condition 4 involved a contemporary design approach which on reflection Historic England and the planning authority considered at odds with Charles Holden's original grade II* design for Senate House. After discussion the applicants were advised to revise the scheme in favour of a more "in keeping" design. A scholarly approach has produced a new scheme for the pods which have the same footprint but follow the form, scale, material and details of Holden's original light well infills. Original light well infills by Holden, which incorporate glass blocks set into the concrete roofs can be seen along Montague Place along the south east elevation.

The design is considered to be sensitive and appropriate and will sit harmoniously with the other architectural elements which occupy the light well. No harm will be caused to the special interest of the grade II* listed building.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. The formal Historic England response has been duly stamped and signed by the Planning Casework Unit on behalf of the Secretary of State. 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 and its features of special architectural or historic interest, under s.16 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and

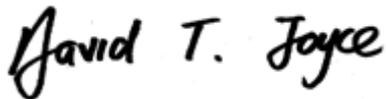
seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

- 2 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.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning