

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

Application Ref: **2016/5902/P**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

16 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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

Proposal:

Detailed plans of the roofs required by condition 4 of planning permission granted on 23/08/2016 (ref: 2016/1124/P for the partial infill of the south western external lightwell 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting consent (approval of details):

This application concerns detailed plans of the roofs required by condition 4 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 (ref: 2016/1124/P) for the infill pods to the light wells involved a contemporary design approach which on reflection Historic England and the Planning Authority considered at odds with Charles Holden's original architecture. 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. Holden infills, which incorporate glass blocks set into the concrete roofs, can be seen adjacent to the south-east elevation facing Montague Place.

The design is considered to be sensitive and appropriate and will sit harmoniously with the other architectural elements which occupy the light well. The submitted information relating to the facing materials is considered satisfactory in meeting the requirements of the condition, causing no harm to the setting of the grade II* listed building or to the character and appearance of the Bloomsbury Conservation Area.

Due to the change in the design the applicants have also submitted a Listed Building Consent application (ref:2017/1573/L) to cover the revisions.

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 setting of the listed building and the character and appearance of the conservation area, under

s.66 and s.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 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.

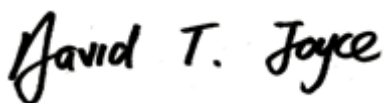
- 2 Please be advised that all conditions relating to planning permission granted on 23/08/2016 (ref: 2016/1124/P for the partial infill of the south western external light well and associated works), which require details to be submitted to, and approved in writing by the council as the local planning authority have been discharged.
- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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

