

Mr Richard Maung
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2017/2934/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

19 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
University College London
Wilkins Quad
Gower Street
London
WC1E 6BT

Proposal:

Erection of two-storey temporary structure within the Main Quad of the Wilkin's Building for use as teaching space (Class D1) for a period of 5 years.

Drawing Nos: 740_PL_001_A, 740_PL_002_A, 740_PL_003_A, 740_PL_004_B,
740_PL_005_B, 740_PL_006_B, 740_PL_007_A, 740_PL_008_A, 740_PL_009_A,
740_PL_010_A, 740_PL_011_B, 740_PL_012_B, 740_PL_013_B, 740_PL_014_B,
740_PL_015_B, 740_PL_016_B, 740_PL_017_B, 740_PL_018_B, 740_PL_019_B,
740_PL_020_B.

Supporting documents: 740_PL_021_A, 740_PL_022_A, 740_PL_023_A, 740_PL_024_A;
Design & Access Statement P6_170511 (dated 11.05.17), Covering Letter (dated
16.05.17), Plant Noise Impact Assessment (ref. MO/EC15170-005 rev1), Planning
Statement (dated May 2017), Arboricultural development report (TF/DR/1052revA dated
09.03.17), Arboricultural method statement & Tree Protection Plan (TF 1052/TPP/300 Rev
A).



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

740_PL_001_A, 740_PL_002_A, 740_PL_003_A, 740_PL_004_B, 40_PL_005_B, 740_PL_006_B, 740_PL_007_A, 740_PL_008_A, 740_PL_009_A, 40_PL_010_A, 740_PL_011_B, 740_PL_012_B, 740_PL_013_B, 740_PL_014_B, 40_PL_015_B, 740_PL_016_B, 740_PL_017_B, 740_PL_018_B, 740_PL_019_B, 40_PL_020_B.

Supporting documents: 740_PL_021_A, 740_PL_022_A, 740_PL_023_A, 740_PL_024_A; Design & Access Statement P6_170511 (dated 11.05.17), Covering Letter (dated 16.05.17), Plant Noise Impact Assessment (ref. MO/EC15170-005 rev1), Planning Statement (dated May 2017), Arboricultural development report (TF/DR/1052revA dated 09.03.17), Arboricultural method statement & Tree Protection Plan (TF 1052/TPP/300 Rev A).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 2 The temporary structures in the Wilkins Quad hereby approved shall be dismantled and removed from the site and the site made good before 5 years from the date of this permission.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance and impact upon the setting of the adjacent listed buildings. The permanent retention of the structure would therefore be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 Details as appropriate in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Manufacturer's specification details and/or samples of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

b) Details including elevations at 1:10 of the artwork to the cover / external shroud.

c) A lighting schedule for the external illuminations proposed including a description of the proposed hours of operation, light spillage, light levels and full details of proposed equipment

The relevant part of the works shall be carried out in accordance with the details

thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

- 4 The structure in the Main Quad shall be erected in accordance with the recommendations of the Arboricultural Statement/Methods Statement hereby approved and in accordance with the guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies D1, D2, A1 and A3 of the Camden Local Plan 2017.

- 5 Prior to first occupation of the structure hereby approved in the Wilkins Quad, full details of a scheme of maintenance shall be submitted to and approved by the local planning authority in writing. Such details shall include details of a method statement for maintenance, cleaning and repair of the temporary structure. The structures shall be maintained in accordance with the method statement as approved.

Reason: To ensure that the development achieves and maintains a high quality of design which contributes to the visual amenity and character of the area and to minimise the impact of the temporary structure on the character of the Conservation Area and the setting of the listed buildings in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017

- 7 Before the use commences, the air ventilating system and air-conditioning plant shall be provided with sound attenuation measures in accordance with the Plant Noise Impact Assessment (ref. MOEC15170-005 rev1) included within approved documents. All such measures shall thereafter be retained and maintained in

accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

During pre-application discussions informed by Historic England, the applicants were advised that a further temporary structure within the Wilkins Quad would be unacceptable in the absence of a clear and comprehensive explanation of the requirement for such a structure. In response, submitted documents include a fully reasoned rationale for the proposal. This has evidenced the need for temporary teaching space and presented a sequential site selection as well as a clear overview of the phasing of masterplan works across the campus and how the teaching capacity will be reprovided by the end of the 5 year timeframe.

It is considered that submitted documents have demonstrated to a satisfactory level that the proposed temporary teaching space is a requirement derived from specific works, that the proposal would not create additional capacity (rather just address displaced capacity - i.e. from 20 Bedford Way) and that this capacity will be reprovided within the 5 year timeframe to ensure that no extensions of permitted time would be necessary. The principle of the works is therefore considered acceptable.

As the proposed structures would be erected on a temporary basis, there would be no permanent impact upon the setting of adjacent listed buildings or the character of the wider conservation area. Notwithstanding this, the modular building would be

shroud in a mesh adorned with artwork relating to the surrounding listed buildings in order to improve its intermediate visual impact and the access stair and ramp would be of highly quality oak deck and stainless steel. A condition is recommended for the submission of full details relating to facing materials and the artwork for the shroud in order to ensure that these elements are of appropriate quality. The scheme has been heavily informed by the site constraints, including RPAs of surrounding mature trees. Submitted reporting has demonstrated that subject to mitigation measures the development would not result in harm to any of the mature trees within the Quad. A condition is recommended that the development is completed in accordance with these reports.

Due to the siting and scale of the proposal, the temporary structures would not relative in any detrimental impacts to any neighbouring residents in terms of natural light or outlook. Whilst the principle of LED down-lighters to illuminate the shroud artwork is not objectionable, a condition requiring the submission of a full lighting strategy is recommended to ensure that the design of these elements is appropriate in terms of design and amenity. Conditions are similarly recommended relating to noise levels and mitigation measures for the proposed plant to ensure that the amenity of local residents and the area in general is protected. Due to the scale of the development, no transport concerns are raised.

No objection comments were received in relation to the development. Historic England and the Georgian group have responded to confirmed that subject to the capping of time limits to 5 years, no objection is raised to the principle of the temporary structures. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area as well as the setting of adjacent listed buildings, under s.16 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 proposed development is in general accordance with policies G1, C4, C5, E1, A1, A3, A4, A1, D2, CC4 and T1 of the Camden Local Plan 2017. The development also accords with the London Plan 2015 as well as the NPPF 2012.

4 ENFORCEMENT ACTION TO BE TAKEN

You are advised that should the temporary structures hereby proposed not be dismantled and the site made good within 5 years of the date of this decision, the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

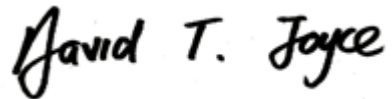
- 5 The applicant is reminded that the hereby approved development is deemed acceptable on a temporary basis only. In light of the fact that temporary structures have already been in situ for a period of 3 years, it should be noted that any future applications for further temporary structures / continued use within the Wilkins Quad are very unlikely to be supported by the Council.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning