

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

Application Ref: **2017/2945/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

19 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:

Erection of two-storey temporary structure within Main Quad of the Wilkin's Building 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 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,
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).

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

- 2 The temporary structures in the Wilkins Quad 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 Detailed 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 development shall then be completed in accordance with approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting approval:

The proposed works would be permitted for a temporary basis (5years) meaning that the development would not lead to any permanent impact upon the setting of the adjacent listed buildings. Documentation has been submitted to demonstrate that the teaching spaces are required due to a specific need (resulting from the ongoing implementation of master planned refurbishments across the campus) and have confirmed that the structure would be needed for only the 5-year period. In the intermediate term, the design of the proposed temporary structure has been designed to include high quality finishings and a shroud adorned with artwork relating to the surrounding historic buildings. Whilst this design is considered to have successfully mitigate against its visual impact, conditions are recommended that full details are submitted in relation to facing materials, lighting strategy and a management/maintenance plan in order to ensure that this structures are finished to a high quality and retained as such. The development would not result in the loss of any historic fabric to any adjacent listed building or structure.

Subject to the aforementioned conditions, it is considered that the special architectural and historic interest of the surrounding listed buildings (including their setting) would not be unduly harmed based upon a 5 year implementation period. In order to ensure that the structures are removed at the end of this period and the site made good, further conditions are recommended.

No objection comments were received following a public consultation process. 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 policies D1 and D2 of the Camden Local Plan 2017. The development also accords with the London Plan 2015 as well as the NPPF 2012.

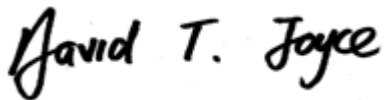
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 You are advised that should the temporary structures hereby 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.

- 4 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.

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