

Mr Luke Emmerton
DP9 Limited
DP9 Ltd
100 Pall Mall
London
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UK

Application Ref: **2017/1394/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

24 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
SOAS - Senate House (North Block)
Malet Street
LONDON
WC1E 7HU

Proposal:

Removal of non-original partition wall at lower ground floor and installation of glazed partition and moveable wall hung partition wall.

Drawing Nos:

Existing Site (Location) Plan;

RT16080_1000 rev.A, RT16080_1001 rev.A, RT16080_100, RT16080_1002 rev.A,
RT16080_1003 rev.A, RT16080_1005 rev.A, RT16080_1006 rev.A, RT16080_1010 rev.A,
RT16080_1011 rev.A;

Design, Access & Heritage Statement (Rock Townsend).

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

- 2 The works hereby approved are only those specifically indicated on the following drawings: Existing Site (Location) Plan; RT16080_1000 rev.A, RT16080_1001 rev.A, RT16080_100, RT16080_1002 rev.A, RT16080_1003 rev.A, RT16080_1005 rev.A, RT16080_1006 rev.A, RT16080_1010 rev.A, RT16080_1011 rev.A; Design, Access & Heritage Statement (Rock Townsend).

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 Reason for granting Listed Building Consent:
The application site is within the north block of the Grade-II* listed Senate House complex. Senate House is designated for the special interest of its design and planning by Charles Holden for university use, and for those qualities of its plan-form and interiors which best reflect his design intentions. The application relates to the addition of a retractable partition and partial glazing-in of a room on facing onto Torrington Square, partially open on its south side to the corridor which lines the north side of the northern courtyard of the Senate House complex.

The proposals would add a folding glazed partition running north to south across this space, top hung by a fixing into the ceiling to avoid any permanent alterations to install tracks to the floor. An existing glazed panel would be removed from an existing masonry partition in this space, to give access into a small adjacent room by replacement with a glazed door. In three openings between original masonry pillars separating the room from the corridor, two fixed glazed panels and one glazed door would be inserted to create a more useable enclosed space, but one which legibly sits as a modern addition to the historic fabric. The submitted drawings provide details of fixing methods, glazing and framing materials and proportions which are satisfactory in that they would not cause harm to historic fabric of significance and are in-keeping with the character of the recent refurbishment works in the north block by Rock Townsend for SOAS. The special interest of the listed building is not harmed by the proposal.

The application was advertised by placement of a press and site notice, by which no responses were received. The Bloomsbury CAAC and Historic England were

notified, and Historic England replied with no comment but a flexible letter of authorisation endorsed for the Secretary of State with a stamp dated 7 July 2017. The site's planning history has been taken into account when making 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

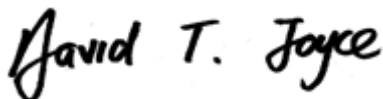
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 3 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.
- 4 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 search for 'environmental health' on the Camden website 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.

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