

Mr John Adams
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2017/5801/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
UCL Wilkins Quad
Gower Street
London
WC1E 6BT

Proposal:

Submission of facing materials, artwork and lighting schedule details, as required by condition 3(a)-(c) of planning permission 2017/2934/P (dated 19/07/2017) for the 'Erection of two-storey temporary structure for use as teaching space (Class D1) for a period of 5 years'

Drawing Nos: Proposed artwork for SW elevation (ref.740_PL_025_B); Proposed artwork for SE elevation (ref.740_PL_026_B); Proposed artwork for NW elevation (ref.740_PL_027_B); Proposed artwork for NE elevation (ref.740_PL_028_B); Sample of vinyl shroud and wall facing material (received 01/11/2017); External lighting schedule (ref.1616_ES_101 T4); External Lighting, Lights Spill and Glare Calculations (ref.1616-PLAN-01); Glare Calculations Observation Points (ref. 1616-PLAN-02); Building outline specification and fitting schedule (prepared by Ashby & Croft); Lighting specification #1 (ref.P XAL VOL 16 856 1143616O ds 09); Lighting specification #2 (ref. P1 XAL VOL 16 856 1141616O ds 03); Lighting specification #3 (ref. P2 XAL VOL 16 856 1144616O ds 12); LED 'Wall Washer' Strip lighting specification (ref. ERWW/24/27/****/65 & ERWW/24/81/****/65).



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 Reason for granting permission-

The full impact of the extent of the proposed development has been previously assessed. The principle of the vinyl shroud, the application of artwork as well as the use of external lighting to the temporary teaching space was already assessed and approved as part of the parent application and as such the principle of these elements is not disputed. The requirements of this condition therefore relate purely to the assessment of the detailed design of these elements to ensure that they are appropriate for their setting, within the Wilkins Quad and to avoid any undue disruption to residential amenity.

The submitted details have been reviewed by the Council's planning and conservation officers and it is concluded that the specification of the proposed elements are sufficient to ensure that the development safeguards the appearance of the quad and the character of the conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017. The submitted lighting information furthermore confirms that the proposed lighting would not result in harm to any local residents in line with policy A1.

The proposed facing materials would be of a suitably high quality, tone and appearance for their setting. The proposed artwork would directly reference both the classical architecture and institutional heritage of the surrounding Wilkins Quad in a modern and playful manner. The proposed lighting schedule has confirmed that the external lighting would be appropriate for its setting, not resulting in obtrusive glare or lightspill from the quad into adjacent spaces.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Bloomsbury Conservation Area under s66 and s72 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 D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

2 You are reminded that condition 5 (scheme of maintenance) of temporary planning permission 2017/2934/P granted on 19/07/2017 remains outstanding and requires

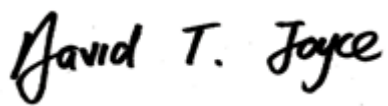
details to be submitted and approved.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning