

Michael Meadows
Drivers Jonas Deloitte
Deloitte Real Estate
Athene Place,
66 Shoe Lane,
London
EC4A 3BQ

Application Ref: **2014/5034/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 3231

4 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
UCL Laws

**Bentham House 4-8 Endsleigh Gardens &
Gideon Schreier Wing 1-2 Endsleigh Street
London
WC1H 0EG**

Proposal:

Enlargement and external alterations, including recladding and the addition of one storey to the Gideon Schreier wing, new five storey rear extension and associated provision of external cycle parking and landscaping, following substantial demolition of Gideon Schreier Wing; all in association with the refurbishment of the existing university building (Use Class D1).

Drawing Nos: Drawings:

3000_L_010 rev. P3 Location Plan;

Existing drawings: (prefix 3000_L_): 047 rev. P3 Basement, 048 rev. P3 Basement Mezzanine, 049 rev. P3 Lower Ground floor, 050 rev. P3 Ground floor, 051 rev. P3 First floor, 052 rev. P3 Second floor, 053 rev. P3 Third floor, 054 rev. P3 Fourth floor, 055 rev.



P3 Fifth floor, 056 rev. P1 Roof, 147 rev. P3 South West Elevation, 148 rev. P3 South East Elevation, 149 rev. P1 North East Elevation, 150 rev. P3 Section AA, 151 rev. P3 Section BB, 152 rev. P3 Section CC, 154 rev. P3 Section EE;

Demolition drawings (Prefix 3000_L_): 067 rev. P3 Basement, 068 rev. P3 Basement Mezzanine, 069 rev. P3 Lower Ground floor, 070 rev. P3 Ground floor, 071 rev. P3 First floor, 072 rev. P3 Second floor, 073 rev. P3 Third floor, 074 rev. P5 Fourth floor, 075 rev. P3 Fifth floor, 076 rev. P1 Roof, 170 rev. P3 Section AA, 171 rev. P3 Section BB, 172 rev. P5 Section EE;

Proposed drawings: (prefix 3000_L_): 097 rev. P10 Basement, 098 rev. P10 Basement Mezzanine, 099 rev. P10 Lower Ground floor, 100 rev. P12 Ground floor, 101 rev. P11 First floor, 102 rev. P11 Second floor, 103 rev. P12 Third floor, 104 rev. P12 Fourth floor, 105 rev. P13 Fifth floor, 106 rev. P6 Roof, 197 rev. P7 South West Elevation, 198 rev. P5 South East Elevation, 199 rev. P3 North East elevation, 200 rev. P5 Section AA, 201 rev. P6 Section BB, 202 rev. P7 Section CC, 204 rev. P5 Section EE, 400 rev. P3 South West Elevation Bay Study, 401 rev. P3 South East Elevation Bay Study, 402 rev. P3 Courtyard Elevation Bay Study, 403 rev. P3 North West Elevation Bay Study, 500 rev. P4 Typical Atrium Layout 01, 501 rev. P6 Typical Atrium Layout 02.

3000_RL_700 rev. P3 Reception Bentham House.

Details (prefix 3000_A_): 1000 rev. P1 Gideon Schreier Wing - Sections, 1001 rev. P1 Gideon Schreier Wing - Details, 1002 rev. P3 Bentham House Roofscape Sections, 1003 rev. P1 Rear Extension and Atrium Sections, 1004 rev. P1 Rear Extension and Atrium - Details, 1050 rev. P4 Atrium window alterations Sections, 1051 rev. P1 Hub Stairs.

Supporting documents:

Ecology and Biodiversity Statement by Thompson Ecology report no.APBH102 rev02 4/08/2014; Transport Statement by Icen August 2014; Heritage statement by Alan Baxter Associates dated Aug 2014; Noise Impact Assessment by Sandy Brown consultants 14109-R02-B dated 31 July 2014; Design & Access statement by Levitt Bernstein dated August 2014; Plant location details 031430/M203/00 & 031430/M208/00.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Detailed drawings, and samples of materials 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) Details including sections at 1:10 of all new windows (including jambs, head and cill) and external doors;
 - b) Details including sections at 1:10 of all new ventilation grills

- c) Details at 1:10 of external balustrading and ironwork;
- d) Details including sections at 1:10 of the atrium rooflight showing junction and method of fixing to the host building;
- e) Details, including methods of fixing of all junctions between the link extension and the listed building, at a scale of 1:10;
- f) Details at 1:10 including sections of the first floor projecting window to Endsleigh Street;
- g) Details of all roofing materials;

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes, roof level balustrades or 'mansafe' rails, shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Sample panels of each the following shall be provided on site or at an agreed location and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:
 - a. Cladding materials to Endsleigh Street elevation (minimum 2m x 2m in size) including upper floor framed glazing with reveal and header detail
 - b. Brick cladding to rear extension (minimum 2m x 2m in size) showing the colour, texture, face-bond and pointing and including framed glazing showing reveal, soldier course and stone/concrete detailing
 - c. Framed glazing to link block extension (minimum 2m x 2m)
 - d. Screening to rooftop plant (no smaller than 1m x 1m).

The approved panels shall be retained on location until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Automatic time clocks shall be fitted to the plant equipment hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate between 23:00 and 07:00. The timer equipment shall thereafter be permanently retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the relevant part of the development commences, details of secure and covered cycle storage area for 14 cycles, and details of the route and means of access from the street, shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the first occupation of the building a plan showing details of the bio-diverse roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse

roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

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

Drawings:

3000_L_010 rev. P3 Location Plan;

Existing drawings: (prefix 3000_L_): 047 rev. P3 Basement, 048 rev. P3 Basement Mezzanine, 049 rev. P3 Lower Ground floor, 050 rev. P3 Ground floor, 051 rev. P3 First floor, 052 rev. P3 Second floor, 053 rev. P3 Third floor, 054 rev. P3 Fourth floor, 055 rev. P3 Fifth floor, 056 rev. P1 Roof, 147 rev. P3 South West Elevation, 148 rev. P3 South East Elevation, 149 rev. P1 North East Elevation, 150 rev. P3 Section AA, 151 rev. P3 Section BB, 152 rev. P3 Section CC, 154 rev. P3 Section EE;

Demolition drawings (Prefix 3000_L_): 067 rev. P3 Basement, 068 rev. P3 Basement Mezzanine, 069 rev. P3 Lower Ground floor, 070 rev. P3 Ground floor, 071 rev. P3 First floor, 072 rev. P3 Second floor, 073 rev. P3 Third floor, 074 rev. P5 Fourth floor, 075 rev. P3 Fifth floor, 076 rev. P1 Roof, 170 rev. P3 Section AA, 171 rev. P3 Section BB, 172 rev. P5 Section EE;

Proposed drawings: (prefix 3000_L_): 097 rev. P10 Basement, 098 rev. P10 Basement Mezzanine, 099 rev. P10 Lower Ground floor, 100 rev. P12 Ground floor, 101 rev. P11 First floor, 102 rev. P11 Second floor, 103 rev. P12 Third floor, 104 rev. P12 Fourth floor, 105 rev. P13 Fifth floor, 106 rev. P6 Roof, 197 rev. P7 South West Elevation, 198 rev. P5 South East Elevation, 199 rev. P3 North East elevation, 200 rev. P5 Section AA, 201 rev. P6 Section BB, 202 rev. P7 Section CC, 204 rev. P5 Section EE, 400 rev. P3 South West Elevation Bay Study, 401 rev. P3 South East Elevation Bay Study, 402 rev. P3 Courtyard Elevation Bay Study, 403 rev. P3 North West Elevation Bay Study, 500 rev. P4 Typical Atrium Layout 01, 501 rev. P6 Typical Atrium Layout 02.

3000_RL_700 rev. P3 Reception Bentham House.

Details (prefix 3000_A_): 1000 rev. P1 Gideon Schreier Wing - Sections, 1001 rev. P1 Gideon Schreier Wing - Details, 1002 rev. P3 Bentham House Roofscape Sections, 1003 rev. P1 Rear Extension and Atrium Sections, 1004 rev. P1 Rear Extension and Atrium - Details, 1050 rev. P4 Atrium window alterations Sections, 1051 rev. P1 Hub Stairs.

Supporting documents:

Ecology and Biodiversity Statement by Thompson Ecology report no.APBH102 rev02 4/08/2014; Transport Statement by Icen August 2014; Heritage statement by Alan Baxter Associates dated Aug 2014; Noise Impact Assessment by Sandy Brown consultants 14109-R02-B dated 31 July 2014; Design & Access statement by Levitt Bernstein dated August 2014; Plant location details 031430/M203/00 & 031430/M208/00;

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

- 10 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow 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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 11 Prior to commencement on the development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), a landscape and habitat management plan prepared by a suitably qualified ecologist, containing full details of the bird boxes to be incorporated into the design of the building, (including locations) shall be submitted to and approved in writing by the local planning authority.

The development shall be implemented in accordance with the plan thus approved and the bird boxes shall be installed prior to first occupation of the development in accordance with the approved plans and shall be permanently maintained and retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Prior to commencement of the relevant part of development, full details of hard landscaping at ground level within the rear courtyard shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 of the

London Borough of Camden Local Development Framework Development Policies.

- 13 The south facing terrace at 2nd floor to the rear extension shall not be used for any purposes other than maintenance and occasional access.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 14 The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the full extent of the works of development hereby approved.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

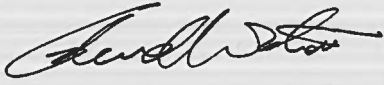
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment