

Application ref: 2017/7010/P  
Contact: Antonia Powell  
Tel: 020 7974 2648  
Date: 7 March 2018

**Development Management**  
Regeneration and Planning  
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Ian Ritchie Architects  
110 Three Colt Street  
London E14 8AZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**London School of Hygiene and Tropical Medicine**  
**Keppel Street**  
**LONDON WC1E 7HT**

Proposal:  
Internal works to provide new laboratory space within previous office space with associated new services. External works comprising new steel frame plant deck located above the existing roof level with new air handling units and external ductwork.  
Drawing Nos:

Site location plan;

IRAL-P1-08-0100\_P00-GA to IRAL-P1-08-0108\_P00-GA (inclusive);  
IRAL-P1-08-0201\_P00 to IRAL-P1-08-0204\_P00 (inclusive);  
IRAL-P1-08-1102\_P00-GA; IRAL-P1-08-1103\_P00-GA;  
IRAL-P1-08-1112\_P00-GA; IRAL-P1-08-1113\_P00-GA;  
IRAL-P1-08-1201\_P00-GA to IRAL-P1-08-1204\_P00-GA (inclusive);  
IRAL-P1-08-2001\_P00-GA; IRAL-P1-08-2002\_P00-GA; IRAL-P1-08-2003\_P00-GA;

Daylight and Sunlight Report by MES Building Solutions dated 22nd January 2018;

Noise Impact Assessment by Gillieron Scott version dated 12/12/2017;

LSHTM Traffic Management Logistics Plan by Mace dated March 2016;

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

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

Site location plan;

IRAL-P1-08-0100\_P00-GA to IRAL-P1-08-0108\_P00-GA (inclusive);  
IRAL-P1-08-0201\_P00 to IRAL-P1-08-0204\_P00 (inclusive);  
IRAL-P1-08-1102\_P00-GA; IRAL-P1-08-1103\_P00-GA;  
IRAL-P1-08-1112\_P00-GA; IRAL-P1-08-1113\_P00-GA;  
IRAL-P1-08-1201\_P00-GA to IRAL-P1-08-1204\_P00-GA (inclusive);  
IRAL-P1-08-2001\_P00-GA; IRAL-P1-08-2002\_P00-GA; IRAL-P1-08-2003\_P00-GA;

Daylight and Sunlight Report by MES Building Solutions dated 22nd January 2018;

Noise Impact Assessment by Gillieron Scott version dated 12/12/2017;

LSHTM Traffic Management Logistics Plan by Mace dated March 2016;

Design and Access Statement by Ian Ritchie Architects Ltd, dated December 2017.

Reason:

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

- 4 Notwithstanding the data provided in the submitted Acoustic Report, before the use commences, the extract ventilating system/ air-conditioning plant shall be

provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme, which shall be approved in writing by the local planning authority. 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, A4, D1, CC1 and DM1 [if infrastructure] of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission. [Delegated]

This application for planning consent relates to the London School of Hygiene and Tropical Medicine which is Grade II listed and located within the Bloomsbury Conservation Area.

The scheme involves alterations to the 2004 extension which occupies the original northern courtyard, and the introduction of associated additional new plant to the plant deck located on the 2004 extension.

These works are Phase 1 of a wider refurbishment and upgrading of the Keppel Street building which are concerned with modernising the services in line with the LSHTM requirements for the next twenty years.

The scheme seeks to relocate dry laboratory and office space currently within the 2004 extension and create new wet laboratory spaces and associated services infrastructure.

The internal works will be limited to the 2004 building and will not adversely impact on the historic fabric or alter existing views of the historic building from within the former northern courtyard.

The external additional roof top plant will be seen in the context of existing plant which is located away from the street frontages central to the LSHTM buildings/campus and which occupies the block bordered by Gower Street, Malet Street and Keppel Street.

The plant and associated noise level is considered justified as part of the LSHTM research requirement. The location of the plant is set back away from the street elevations and away from residential windows.

The proposed plant would not have an adverse impact on amenity of residential occupiers, and is therefore acceptable in environmental health terms.

This plant installation is not considered to harm the setting of the LSHTM listed building nor the character or appearance of the surrounding Bloomsbury Conservation Area and as such the application is supported.

Public consultation was undertaken by means of a site notice and a press notice. No comments were received.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, A4, D1, and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the same Act.

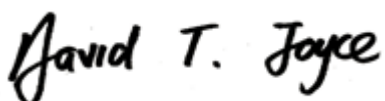
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
  
- 3 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.

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



David Joyce  
Director of Regeneration and Planning