

Mr Anthony Summers
Ian Ritchie Architects
110 Three Colt Street
London
E14 8AZ

Application Ref: **2018/0033/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

7 March 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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. External works comprising a steel frame plant deck located at roof level with 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;

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

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 comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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;

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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 Reasons for granting listed building consent:

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

The application is for 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.

In this instance 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.

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 placement of a press notice and site notice. No comments were received. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has also 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.

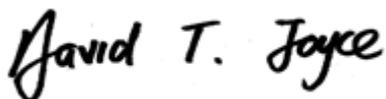
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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