

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

Application Ref: **2018/1339/L**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

11 May 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**UCL Language Centre**  
**26 Bedford Way**  
**London**  
**WC1H 0AP**

#### Proposal:

External alterations including the temporary removal and replacement of two concrete mullions and three glazing panels to SW elevation and creation of external plant enclosure. Internal alterations including localised lowering of slab as well as reconfiguration and refurbishment works; all to facilitate the creation of a new MRI Scanner facility and associated control room in the basement of 26 Bedford Way (GII\*)

Drawing Nos: (Prefix: 4443-) 02A, 03A, 04A, 05A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14B, 15B, 16B, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A.

Support: Covering letter produced by Deloitte (dated 08/03/18); Heritage Statement produced by Alan Baxter (dated March 2018); Design and Access Statement produced by CSM architects; MRI works specification produced by DD Porter Construction; Structural Calculation analysis and drawings produced by WSP (ref. 70038590); Noise Assessment produced by Eurovib Acoustic Products Lts (ref. CPT/191217/001) dated 02 May 2018; Hyperchill Cooler by Hiross Specification; Magnetom Specification



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: (Prefix: 4443-) 02A, 03A, 04A, 05A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14B, 15B, 16B, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A.

Support: Covering letter produced by Deloitte (dated 08/03/18); Heritage Statement produced by Alan Baxter (dated March 2018); Design and Access Statement produced by CSM architects; MRI works specification produced by DD Porter Construction; Structural Calculation analysis and drawings produced by WSP (ref. 70038590); Noise Assessment produced by Eurovib Acoustic Products Lts (ref. CPT/191217/001) dated 02 May 2018; Hyperchill Cooler by Hiross Specification; Magnetom Specification

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 The proposed development would involve the opening up and replacement of a section of the rear façade to the host building at lower ground floor level (to facilitate installation of MRI scanner); the installation of associated external plant equipment; as well as internal alterations to the adjacent room to facilitate its conversion into a scanning facility.

The application has been accompanied by a full structural report and methodology to demonstrate how the façade removal and replacement might commence without causing damage to the host property. While the development would result in the loss of small amounts of listed fabric (i.e. floor slab and modern partition), these

elements are modest and, given the public benefits associated with the development, are not objectionable on balance. The proposed replacement partitions are not objectionable, given the lower ground floor location. The external alterations would rationalise the existing situation and would reduce the amount of visual clutter. Notwithstanding this, due to the concealed siting these works would not result in harm to the listed building or its setting. The Council's Conversation Officers have reviewed the submitted information and raise no objection to the works proposed.

No objection comments were received following a public consultation process. Historic England have raised no objection to the works proposed. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

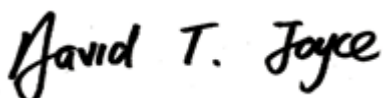
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The development also accords with the London Plan 2015 as well as the NPPF 2012.

- 2 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.
- 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.

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

