

20 December 2018

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

FAO Antonia Powell

Your ref: PP-07507186

Dear Sir, Madam,

University College London – Garden Room, Wilkins Building, Gower Street, London, WC1E 6HJ

Application for Full Planning and Listed Building Consent

On behalf of our Client, University College London ('UCL') ('the applicant'), we hereby submit to the London Borough of Camden ('LB Camden') an application for Planning and Listed Building Consent for the refurbishment of the Garden Room within the Bernard Katz Building including a new entrance from the South Cloisters of the Wilkins Building, and new windows and doors onto the Japanese Garden.

Site Location and Description

The application site includes parts of the Wilkins Building (the south Cloisters) and Bernard Katz Building (the Garden Room). These areas form the southern end of the Wilkins Building's South Cloisters.

The application site is located within the UCL Bloomsbury Campus. The surrounding area is characterised by a mix of uses in line with its Central London location. In the immediate vicinity of the site, the area is characterised by buildings in D1 use reflecting its location at the core of UCL's Bloomsbury Campus. Other nearby uses include University College Hospital and Euston Square Underground Station.

There are a number of other designated heritage assets in close proximity to the site including Grade II-listed 23 Gower Place (list entry number: 1322168), and the Grade II-listed Kathleen Lonsdale Building ('KLB') (list entry number: 1322169). The Wilkins Building is a Grade I-listed building, first listed in 1954 (list entry number: 1113056). It is located in the Bloomsbury Conservation Area, within Sub Area 3, 'London University/British Museum.' The Bernard Katz Building, which adjoins the Wilkins Building at the South Cloisters, is not listed.

The Wilkins Building and the Bernard Katz Building are both located in the centre of the main Bloomsbury Campus. They are surrounded by other UCL owned and occupied buildings. The Wilkins Building is in D1 use and contains libraries, study areas, lecture rooms and offices for students and academic staff. The building also hosts UCL-related events from time to time. The Bernard Katz Building is used for educational purposes (D1 use) and mix between teaching and studying.

Application Context

As part of UCL's wider works across the Bloomsbury Campus, they have identified the need to improve the accommodation within parts of the Wilkins Building and Bernard Katz Building.

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The proposals described here will greatly improve the relevant spaces and improve the access to and from the currently under-utilised Garden Room. Access will also be greatly improved to the Japanese Garden and the New Student Centre, which will open in early 2019. This will have significant implications for the number of people using and passing through these spaces.

The proposals are set out in more detail below.

The Proposals

Description of Development

The full description of development is as follows:

"Application for Planning and Listed Building Consent for the refurbishment of the Garden Room within the Bernard Katz Building including a new entrance from the South Cloisters and new windows and doors onto the Japanese Garden"

Please see the Planning Statement and Design and Access Statement submitted in support of this application for more information relating to the proposals.

Application Submission

In addition to this covering letter, the application comprises and is supported by the following documents:

- Application Forms and Certificates prepared by Deloitte Real Estate;
- Planning and Heritage Statement by Deloitte Real Estate;
- Site Location Plan (791_PL_001) by Burwell Deakins;
- Design and Access Statement by Burwell Deakins;
- Context Plan as Existing (791/PL/002) by Burwell Deakins;
- Existing Drawings prepared by Burwell Deakins;
 - 791/PL/003 - As Existing / Demolitions
 - 791/PL/004 - Elevation - As Existing
 - 791/PL/005 - Internal Elevation - As Existing
 - 791/PL/006 - Section - As Existing
- Proposed Drawings prepared by Burwell Deakins;
 - 791/PL/010 - Plan - As Proposed
 - 791/PL/011 - Elevation - As Proposed
 - 791/PL/012 - Internal Elevation - As Proposed
 - 791/PL/013 - Section - As Proposed
- Glazed screen details (791/PL/020) by Burwell Deakins
- External screen / door details (791/PL/021) by Burwell Deakins

We trust that you have all the information you need to validate the application. Should you have any queries with the application, please do not hesitate to contact my colleague Phil Wright (phiwright@deloitte.co.uk/ +44 20 7303 6106).

Yours sincerely,



John Adams
Deloitte LLP