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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Ucl South Wing Building"/>
Address line 1	<input type="text" value="Gower Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1E 6BT"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="529587"/>
Northing (y)	<input type="text" value="182227"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Jeremy"/>
Surname	<input type="text" value="Edwards"/>
Company name	<input type="text" value="University College London (UCL)"/>
Address line 1	<input type="text" value="University College London (UCL)"/>
Address line 2	<input type="text" value="3rd Floor"/>
Address line 3	<input type="text" value="Bidborough House"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	
Postcode	WC1H 9BT
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Miss
First name	Laurie
Surname	McKenzie
Company name	Saunders Boston Limited
Address line 1	119 Newmarket Road
Address line 2	
Address line 3	
Town/city	Cambridge
Country	United Kingdom
Postcode	CB5 8HA
Primary number	01223367733
Secondary number	
Fax number	
Email	lauriem@saundersboston.co.uk

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Refurbishment of designated rooms on Level 2 of South Wing for use as either offices or teaching laboratory, as well as the refurbishment of an office and adjacent store on Level 1. The refurbishment includes alteration to 1 no. internal wall, and the removal of 2 no. 20th century suspended ceilings to better reveal high level windows. Additional the proposals include the new supply of A/C to the teaching laboratories and mezzanine offices over them. This encompasses the external addition of the condenser unit, (proposed to be placed with existing plant to the south-west rear corner of the building, adjacent to the Anatomy Building) plus the tracking running vertically up the Anatomy building before crossing horizontally at Anatomy's cornice level to enter the South Wing within the Level 2 mezzanine.

Has the development or work already been started without consent? ☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- ☐ Don't know
☒ Grade I
☐ Grade II*
☐ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☒ Yes ☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

17580900

Cubic metres

What is the volume of the part to be demolished?

1.2

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

6

Year

1874

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Removing part of an internal masonry wall to enlarge an opening. The wall in question forms part of the original structure (year of construction estimated relative to completion date), however wall is not of any notable significance, or in a prominent location or forming part of any feature.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The existing doorway between Room X18 & X18A is of insufficient width for the scale of equipment proposed to be stored within X18A in the proposals which meet the requirements of the users of the new department now occupying the South Wing in these rooms.

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes ☐ No

b) works to the exterior of the building?

☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

8. Listed Building Alterations

In addition to enlarging of the opening between rooms X18 & X18A mentioned under demolition the other alterations are as follows (this is shown by comparison between the following DWGs - PS00999-SBA-XX-ZZ-DR-A-910-Rev2_Existing plans - Scope of Works & PS00999-SBA-XX-ZZ-DR-A-010-Rev9_Proposed GA Plans; PS00999-SBA-XX-02-DR-A-923-Rev3_Existing Rock Collection Store - X18-X18A & PS00999-SBA-XX-02-DR-A-603-Rev3_Proposed X18 Tea Point & Multipurpose Room)

- The removal of 20th century suspended ceilings from Rooms 21 & 25 to reveal high level windows previously completely or partially obscured by the suspended ceiling (see DWG PS00999-SBA-XX-02-DR-A-923-Rev2_Rooms 21 and 25 - Existing Plans - Elevations and Proposed Elevations).
- Blocking up of the doorway between rooms 34 & 32B on Level 2, to create separate rooms, using timber or metal studwork, fully fill void with rigid rockwool. Line with 2 layers of soundbloc plasterboard to both faces (this is shown by comparison between the DWGs - PS00999-SBA-XX-ZZ-DR-A-910-Rev2_Existing plans - Scope of Works & PS00999-SBA-XX-ZZ-DR-A-010-Rev9_Proposed GA Plans).
- The addition of a A/C condenser unit & associated tracking to the exterior. The proposals suggest attaching this to the adjacent Anatomy building to avoid running them up the listed South Wing elevation (see DWG PS00999-SBA-XX-ZZ-DR-A-701-Rev2_proposed Plan and Sections - New External A-C Plant).

9. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Ceilings	
Please provide a description of existing materials and finishes:	20th Century suspended ceiling below original timber roof joists and rafters and presumably sarking and roof slates above (based upon internal inspection only). There is also loose roll crown insulation sat above/on the topside of the suspended ceiling. This insulation and the entire suspended ceiling is proposed to be demolished. Services currently running through the void are to be rerouted to follow the newly exposed ceiling line and ceiling hung ventilation are to be wall hung instead.
Please provide a description of proposed materials and finishes:	Following demolition work, new rigid insulation is to be installed between roof joists / rafters composite plasterboard ceiling. Then fix new insulated plasterboard to underside of roof / rafters to form finish to the interior.

Internal Walls	
Please provide a description of existing materials and finishes:	Scenario 1: Existing doorway between 1 small office and a service lab. Wall is a later sub-dividing partition wall of timber or metal stud work lined in plaster board. Door leaf is contemporary with large square Georgian wired vision panel in upper half. Solid softwood architraves will be removed with door during proposed demolition. Scenario 2: In Rooms 21 and 25 the services currently run through the void space between the suspended ceiling and the original roof line, these in turn pass through the walls into the adjacent rooms; the existing openings the services pass through are unfinished, unsealed rough holes in lath and plaster original construction.
Please provide a description of proposed materials and finishes:	Scenario 1: Doorway to be infilled with timber or metal studwork, fully fill void with rigid rockwool. Line with 2 layers of soundbloc plasterboard to both faces. An appropriate stud depth will be chosen to ensure a flush finish with adjacent walls. Scenario 2: Where openings are required to be moved, the old openings shall be made good to match existing. New openings or existing openings to remain, will be given appropriate intumescent collars in the walls between 21 and 10, 25 and 27 to achieve 30 minute compartment projection, and made good with plaster and beads suitable for their newly exposed state.

Windows	
Please provide a description of existing materials and finishes:	Original sash windows with single pane glazing lights.
Please provide a description of proposed materials and finishes:	Solar film to be added to interior side to reduce solar heat gains on all South facing glazing - to rooms within the project's scope only.

9. Materials

Other type of material (e.g. guttering) New external AC track

Please provide a description of existing materials and finishes:

N/A

Please provide a description of proposed materials and finishes:

200mm wide track for pipes, in black.

Are you supplying additional information on submitted plan(s)/design and access statement:

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to the PS00999-SBA-XX-ZZ-SH-A-0300-Rev2_Schedule of Works and PS00999-SBA-XX-ZZ-RP-A-04-LBA D&AS-Rev1.

10. Site Area

What is the measurement of the site area?
(numeric characters only).

965.28

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

Used by UCL as offices and teaching spaces. Some rooms have been vacated by the Earth Sciences Department. The IRDI Department is currently in occupation, though the spaces have not been adapted to suit their needs yet.

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☒ Yes ☐ No

Land where contamination is suspected for all or part of the site

☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

☒ Yes ☐ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

13. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

14. Foul Sewage

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

17. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

The building's existing strategy, in line with UCL's recycling principles. The proposals do not effect the existing system in place.

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

- 1. Answer 'No' to the question below;
- 2. Download and complete this supplementary information template (PDF);
- 3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

21. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

A new AC condenser is proposed to be added to rear of the building, attached to the adjacent Anatomy building. This is located with extensive existing plant & servicing so will have minimal impact.

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Laurie"/>
Surname	<input type="text" value="McKenzie"/>
Declaration date	<input type="text" value="21/12/2018"/>

☒ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

21/12/2018