

Application ref: 2018/3875/L
Contact: Antonia Powell
Tel: 020 7974 2648
Date: 7 November 2018

Development Management
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Ian Ritchie Architects
110 Three Colt Street
London E14 8AZ

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 renovation and alterations to the NW wing of the 1929 Keppel Street building to form level 2 laboratory facilities.

Drawing Nos:

IRAL-P2-08:

0000 P00 Site Location Plan 1.1250@A4

0100 P00 GA Plan - Ground Floor Level - Existing 1.100@A0

0101 P00 GA Plan - Level 01 - Existing 1.100@A0

0102 P00 GA Plan - Level 02 - Existing 1.100@A0

0103 P00 GA Plan - Level 03 - Existing 1.100@A0

0104 P00 GA Plan - Level 04 - Existing 1.100@A0

0105 P00 GA Plan - Level 05 - Existing 1.100@A0

0106 P00 GA Plan - Level 06 - Existing 1.100@A0

0109 P00 GA Plan - Roof Level - Existing 1.100@A0

0107 P00 GA Plan - Lower Ground Level - Existing 1.100@A0

0108 P00 GA Plan - Basement Level - Existing 1.100@A0

0201 P00 GA Elevation - West - Gower Street Facade - Existing 1.100@A0

0202 P00 GA Elevation - East - North Courtyard Facade - Existing 1.100@A1

0203 P00 GA Section - East-West looking North - Existing 1.100@A1

0204 P00 GA Section - East-West looking South - Existing 1.100@A1

1102 P00 Phase 2 - GA Plan - Level 02 - Proposed Phase 2a and 2b 1.100@A0

1105 P00 Phase 2A - GA Plan - Level 05 - Proposed 1.100@A0
 1111 P00 Phase 2A - Detail Plan - Level 02 - NW Wing - Proposed 1.50@A1
 1201 P00 Phase 2A - GA Elevation - West - Gower Street Facade - Proposed
 1.100@A1
 1202 P00 Phase 2A - GA Elevation - East - North Courtyard Facade - Proposed
 1.100@A1
 1203 P00 Phase 2A - GA Section - East-West looking North - Proposed 1.100@A1
 1204 P00 Phase 2a - GA Section - East-West looking South - Proposed 1.100@A1
 3001 P00 Detail Section and Elevation Existing Windows Gower Street 1.10@A1
 3002 P00 Phase 2A - Detail Section and Elevation Proposed Replacement
 Windows Gower Street 1.10@A1
 2101 P00 Level 01 - Plan - Conservation Strategy 1.100@A0
 2102 P00 Level 02 - Plan - Conservation Strategy 1.100@A0
 2103 P00 Level 03 - Plan - Conservation Strategy 1.100@A0
 2104 P00 Level 04 - Plan - Conservation Strategy 1.100@A0
 Historic Plan from LSHTM archives of level 2 NTS

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:

IRAL-P2-08:

0000 P00 Site Location Plan 1.1250@A4
 0100 P00 GA Plan - Ground Floor Level - Existing 1.100@A0
 0101 P00 GA Plan - Level 01 - Existing 1.100@A0
 0102 P00 GA Plan - Level 02 - Existing 1.100@A0
 0103 P00 GA Plan - Level 03 - Existing 1.100@A0
 0104 P00 GA Plan - Level 04 - Existing 1.100@A0
 0105 P00 GA Plan - Level 05 - Existing 1.100@A0
 0106 P00 GA Plan - Level 06 - Existing 1.100@A0
 0109 P00 GA Plan - Roof Level - Existing 1.100@A0
 0107 P00 GA Plan - Lower Ground Level - Existing 1.100@A0
 0108 P00 GA Plan - Basement Level - Existing 1.100@A0
 0201 P00 GA Elevation - West - Gower Street Facade - Existing 1.100@A0
 0202 P00 GA Elevation - East - North Courtyard Facade - Existing 1.100@A1
 0203 P00 GA Section - East-West looking North - Existing 1.100@A1
 0204 P00 GA Section - East-West looking South - Existing 1.100@A1
 1102 P00 Phase 2 - GA Plan - Level 02 - Proposed Phase 2a and 2b
 1.100@A0
 1105 P00 Phase 2A - GA Plan - Level 05 - Proposed 1.100@A0
 1111 P00 Phase 2A - Detail Plan - Level 02 - NW Wing - Proposed 1.50@A1
 1201 P00 Phase 2A - GA Elevation - West - Gower Street Facade - Proposed

1.100@A1
1202 P00 Phase 2A - GA Elevation - East - North Courtyard Facade - Proposed 1.100@A1
1203 P00 Phase 2A - GA Section - East-West looking North - Proposed 1.100@A1
1204 P00 Phase 2a - GA Section - East-West looking South - Proposed 1.100@A1
3001 P00 Detail Section and Elevation Existing Windows Gower Street 1.10@A1
3002 P00 Phase 2A - Detail Section and Elevation Proposed Replacement Windows Gower Street 1.10@A1
2101 P00 Level 01 - Plan - Conservation Strategy 1.100@A0
2102 P00 Level 02 - Plan - Conservation Strategy 1.100@A0
2103 P00 Level 03 - Plan - Conservation Strategy 1.100@A0
2104 P00 Level 04 - Plan - Conservation Strategy 1.100@A0
Historic Plan from LSHTM archives of level 2 NTS

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.

- 4 A typical sample section of the replacement windows for level 2, Gower Street elevation, shall be provided on site to be agreed with the Conservation Officer and:

a) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1, to be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

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

This application for Listed Building Consent relates to the London School of Hygiene and Tropical Medicine (LSHTM) which is Grade II listed and located within the Bloomsbury Conservation Area between Gower Street and Malet Street and fronting Keppel Street.

The application is for alterations to part of the interior of the purpose built 1929, LSHTM core building, and includes the introduction of associated additional new plant to the roof plant deck along with alterations to windows on level 2 over looking Gower Street. The replacement windows are to incorporate ventilation grilles. The new windows will be to exactly replicate the design and framing proportions of the existing windows, with the grilles incorporated into the top lights.

The application relates specifically to Phase 2a which is part of a wider masterplan of refurbishment and upgrading of the facilities in the Keppel Street building. A further application will be submitted in due course to cover Phase 2b. This part of the scheme is concerned with modernising the teaching and research facilities of level 2 in the North West wing and is in line with the LSHTM requirements for the next twenty years. The scheme seeks to renew services and replace some partitions along with ceiling and floor finishes and works to windows, all to ensure improved research facilities, hygiene and security.

The internal works will involve some loss of the historic fabric and change to the internal character in limited areas. A clear justification has been provided which sets out the educational aims and priorities needed if LSHTM is to maintain and expand the educational provision into the future.

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. The council's Environmental Health Officer has not objected to the proposals.

The 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 and 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.

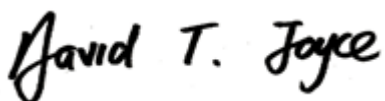
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning