

Application ref: 2019/0271/L
Contact: John Diver
Tel: 020 7974 6368
Date: 11 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Saunders Boston Limited
119 Newmarket Road
Cambridge CB5 8HA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

UCL South Wing Building
Gower Street
London WC1E 6BT

Proposal:

Refurbishment of rooms on Level 2 of South Wing and the refurbishment of an office and adjacent store on Level 1. Work includes alteration to an internal wall, and the removal of 2 no. 20th century suspended ceilings to reveal high level windows. New A/C to the teaching laboratories and mezzanine offices. External addition of a condenser unit, with existing plant to the south-west rear corner of the building, and associated services.

Drawing Nos: (Prefix: PS00999-SBA-XX-) 00-DR-A-001-Rev1, 00-DR-A-002-Rev1, 01-DR-A-011-Rev2, 02-DR-A-603-Rev3, 02-DR-A-920-Rev3, 02-DR-A-923-Rev2, ZZ-DR-A-010-Rev9, ZZ-DR-A-701-RevT2, ZZ-DR-A-901-Rev1, ZZ-DR-A-910-Rev2; South Wing Covering letter and heritage statement (dated 21/12/18); Design and Access Statement (dated 21/12/18); Schedule of work (ref. PS00999-SBA-XX-ZZ-SH-A-300-Rev3).

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: PS00999-SBA-XX-) 00-DR-A-001-Rev1, 00-DR-A-002-Rev1, 01-DR-A-011-Rev2, 02-DR-A-603-Rev3, 02-DR-A-920-Rev3, 02-DR-A-923-Rev2, ZZ-DR-A-010-Rev9, ZZ-DR-A-701-RevT2, ZZ-DR-A-901-Rev1, ZZ-DR-A-910-Rev2; South Wing Covering letter and heritage statement (dated 21/12/18); Design and Access Statement (dated 21/12/18); Schedule of work (ref. PS00999-SBA-XX-ZZ-SH-A-300-Rev3).

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of replacement internal door to multi-purpose room shown on plan PS00999 -XX-02 -DR-A-603 rev 3.

b) Details of service runs for all new/replacement power and data cables/sockets

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 concerns the refurbishment of designated rooms on Level 2 of UCL South Wing building (1869-76) for use as either office space or teaching laboratories, as well as the refurbishment of an office and adjacent store room on the first floor. In addition, associated air handling equipment is proposed on the south façade of an externally located plant room. The South Wing building forms a part of the main UCL Quadrangle and is within the Grade I UCL core building.

In the most part, refurbishments would be 'light touch', entailing re-painting,

replacing / refreshing non-original flooring such as carpet/vinyl, updating the lighting to a more sustainable motion-detection system, plus repair or addition to the M&E provision to meet with modern requirements. Redundant fixed furniture would also be removed and replaced by appropriate fixed alternatives or loose furniture. Works more intrusive to those listed above are proposed in only three rooms (21, 25 & XE) and would involve the removal of non-original suspended ceilings and replacement of insulation to joists in original roof pitch as well as the enlargement and replacement of a single internal door (room XE only). Externally, the only changes sought would be the affixing of a new duct running from the new laboratory spaces at second floor level to the new condenser units at ground floor level. These are proposed to address issues of overheating during summer months and to address issues of overheating and to future proof the use of the rooms for teaching purposes in line with modern requirements.

The proposed works have been informed by a robust heritage statement which has considered the significance of all affected areas, set out full details of the scope and methodology for works proposed as well as providing justification for them. These have been reviewed by conservation officers as well as informed by visits to the site and led to the omission of certain elements from the scheme.

The proposed removal of the late 20th century false/lowered ceilings in the attic rooms is welcomed. There are no objections either to the introduction of ridged insulation between the roof rafters which will allow the full height of the attic rooms to be appreciated. The removal of the partition wall to create a tea point is also considered acceptable. These works are not considered to cause harm to the historic or architectural significance. However, as full details have not been provided of the replacement door these will be secured by condition to ensure that it is of appropriate design. The other internal refurbishments proposed would similarly not lead to a loss of historic fabric or plan form and would enhance the appearance and function of these spaces. As full details of the replacement power and data cables/sockets have not been provided at this stage though, details will be reserved by condition. Initial concern had been raised with regard to the removal of fixed furnishings, however further information has been provided to demonstrate that all elements to be removed were later 20th century introductions and do not form part of the significant historic or architectural fabric of this grade I building. Their removal is therefore not objectionable.

Externally, the proposals would now only include the installation of piping between the rooms at second floor level and new A/C units within the lightwell below to facilitate their use as laboratories. The routing of this ductwork (comprised of four copper pipes within a 200mm wide track) has been carefully designed to avoid intervention into historic fabric and to be concealed from view. It would run vertically up the adjacent (not listed) anatomy building behind a RWP before chasing across to a stair well opening at second floor level behind a cornice. The works would remain reversible and would not be visible therefore no objection is raised.

- 2 Overall the works are not considered to harm the architectural or historic significance of the Grade I building and in due course they could be reversed.

They would enhance the quality of the internal teaching spaces and are therefore conducive to securing the optimal use for the buildings.

The site's planning history has been taken into account when making this decision. No objections were received following consultation, including from Historic England.

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.

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 2019.

- 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.
- 5 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer