

Application ref: 2019/0165/L
Contact: Antonia Powell
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Date: 24 April 2019

Development Management
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Deloitte Real Estate
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Wilkins Building
Gower Street
London
WC1E 6HJ

Proposal:

The refurbishment of the Wilkins Building Old Refectory and adjacent spaces, including upgraded WC facilities, staff office space, and roof lighting to provide a new learning space.

Drawing Nos: 791_PL_200P1;

791_PL_201P1;

791_PL_202P1;

791_PL_203P1;

791_PL_204P1;

791_PL_210P1;

791_PL_211P1;

791_PL_212P1;

791_PL_213P1;

791_PL_214P1;

791_PL_220P1;

791_PL_221P1;

791 Design and Access Statement by Burwell Deakins dated January 2019.

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:

791_PL_200P1;
791_PL_201P1;
791_PL_202P1;
791_PL_203P1;
791_PL_204P1;
791_PL_210P1;
791_PL_211P1;
791_PL_212P1;
791_PL_213P1;
791_PL_214P1;
791_PL_220P1;
791_PL_221P1;
791 Design and Access Statement by Burwell Deakins dated January 2019;

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 The replacement glass lanterns adjacent to the front portico steps of the Wilkins Building shall replicate the existing lanterns in height, scale, depth of overhang and framing detail, unless detailed drawings are submitted to and agreed in writing by the Council as local planning authority.

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 The joinery of the replacement entrance door to the Old Refectory shall exactly replicate the existing historic entrance doors in terms of materials, architraving, door furniture, proportions and glazing bar and framing sections. The historic doors to be removed from their current positions shall be retained and stored on in a secure location on site.

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.

- 5 All new external and internal works and finishes and works of making good to

the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reasons for granting listed building consent:

This application concerns the refurbishment and upgrading of the Old Refectory (1827-9) to provide a new Object Based Learning facility. The Old Refectory is located beneath the main portico of the Wilkins Building and is within the Grade I UCL core building.

The scheme involves the introduction of a floating hardwood floor and a pair of freestanding joinery pods which support a ceiling raft along with freestanding display units. The raft will contain lighting and AV kit and will obviate the need to incorporate additional services being fitted to the historic fabric. The freestanding elements of the scheme will ensure the existing hardwood panelling can remain in situ without modification.

The existing air handling grilles will be replaced and the room redecorated. The WC's which are currently out of use will be completely refurbished along with the out dated kitchen facility.

The existing historic twin double door entrance doors are to be removed and put into storage on site and a single leaf door installed to achieve DDA compliant access. All new joinery of the entrance door will be to match the existing historic example.

The eight glazed lanterns either side of the main entrance steps to the front portico are to be replaced with similar however they will incorporate double glazed units and include ventilation grilles. The glass of the fan lights, currently covered with obscure film will be exposed, repaired and painted.

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.

No responses were received as a result of public consultation by means of a Press Notice and Site Notice. Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State on 09/04/2019.

The site's planning history has been taken into account when making 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.

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.

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



Daniel Pope
Chief Planning Officer