



**Planning Solutions Team**  
**Planning and Regeneration**  
 Culture & Environment  
 Directorate  
 London Borough of Camden  
 2<sup>nd</sup> Floor  
 5 Pancras Square  
 London  
 N1C 4AG

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

**Date: 22/01/2019**  
**Our ref: 2018/5957/PRE**  
**Contact: Laura Hazelton**  
**Direct line: 020 7974 1017**  
**Email: [laura.hazelton@camden.gov.uk](mailto:laura.hazelton@camden.gov.uk)**

Elizabeth Flower,  
 HaworthTompkins,  
 33 Greenwood Place,  
 London  
 NW5 1LB

*By email*

Dear Ms Flower

**Re: Warburg Institute, Woburn Square, WC1H**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 07/12/2018 together with the required fee of £989.02.

## 1. Drawings and documents

Stage 2 Report Condensed Summary document dated November 2018;

Existing drawings: 1811-HT-XE-01, 1811-HT-XE-02, 1811-HT-XE-03, 1811-HT-XP-02, 1811-HT-XP-03, 1811-HT-XP-04, 1811-HT-XP-05, 1811-HT-XP-06, 1811-HT-XP-07, 1811-HT-XP-08, 1811-HT-XS-AA, 1811-HT-XS-BB, 1811-HT-XS-CC;

Core scheme proposed drawings: 1811-HT-P-01-C2 rev A, 1811-HT-P-02-C2 rev A, 1811-HT-P-03-C2 rev A, 1811-HT-P-04-C2 rev A, 1811-HT-P-05-C2 rev A, 1811-HT-P-06-C2 rev A;

Enhanced scheme proposed drawings: 1811-HT-P-01-E2 rev A, 1811-HT-P-02-E2 rev A, 1811-HT-P-03-E2 rev A, 1811-HT-P-04-E2 rev A, 1811-HT-P-05-E2 rev A, 1811-HT-P-06-E2 rev A;

Proposed sections: 1811-HT-S-AA rev A, 1811-HT-S-BB rev A.

Revised existing and proposed drawings sent by email on 10 January.

## 2. Proposal

The pre-application proposals involve the following development:

- Erection of new extension within the rear courtyard to provide approximately 300-400sqm new floorspace.
- Creation of new entrance onto Gordon Square.
- Internal refurbishment, including full services overhaul and reconfiguration of spaces.
- External repairs to roof, brickwork, windows, etc.

### 3. Site description

The application site comprises a seven storey c-shaped building with basement floor, on the corner of Gordon Square and Byng Place. The building is in use as a non-residential institution (D1 use class) and is occupied by the Warburg institute, except for the top floor which is leased by the Slade School of Art.

The application site is not listed, but is located within the Bloomsbury Conservation Area. The adjacent terraced buildings along Torrington Square (nos. 27 – 32) and Woburn Square (nos. 24 – 28) are Grade II Listed.

### 4. Relevant planning history

9501471 - Infilling of internal courtyard, part of rear garden and gap adjacent to 32 Torrington Square by an extension of part 5, part 4 floors, together with associated alterations to the existing building to provide new teaching rooms, library and office accommodation. Granted 25/01/1996, but not implemented.

PS9604361R1 - Erection of a heating plant room at basement level on the Woburn Square frontage together with associated ductwork attached to the flank elevation of the building and enclosed in brickwork. Granted 10/04/1997.

PS9804642 - Erection of a four storey infill extension at the rear of east wing between 1st and 4th floor levels to provide new ancillary office space to main educational use of building. Granted 29/10/1998.

PSX0205103 - Alterations to existing window opening, the provision of external paving and parapet walls on ground floor level and the installation of a disabled access ramp. Granted 24/02/2003.

### 5. Relevant policies and guidance

[National Planning Policy Framework 2018](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

Policy A1 Managing the impact of development

Policy C2 Community facilities

Policy C6 Access for all

Policy E1 Economic development

Policy D1 Design

Policy D2 Heritage

Policy H2 Maximising the supply of self-contained housing from mixed-use schemes

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car free development

### Camden Planning Guidance

The Council is reviewing and updating its Camden Planning Guidance documents to support the delivery of the Camden Local Plan following its adoption in summer 2017. The update is being carried out in two phases to manage the amount of material to be consulted on at any one time and ensure that relevant revised CPG documents take into account changes to the London Plan and to national planning policy.

CPG 1 Design (July 2015 updated March 2018)

CPG Amenity 2018

CPG 6 Amenity (September 2011, updated March 2018)

CPG 7 Transport (September 2011)

CPG 8 Planning obligations (July 2015, updated March 2018)

### Bloomsbury Conservation Area Appraisal and Management Strategy 2011

## 6. Assessment

The principle planning considerations are considered to be the following:

- Land Use
- Design/Heritage
- Impact on neighbouring amenity
- Transport
- Trees
- CIL

## 7. Land Use

Policy C2 (Community Facilities) of the Local Plan states that the Council will work to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and in particular, will support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK.

Paragraph 4.32 of policy C2 recognises the importance of health, education, scientific and research facilities in Camden. These institutions contribute to the local and national economy by supporting enterprise and innovation, the generation of jobs and the procurement of goods and services. A cluster of research-based organisations is based around an area of King's Cross, Euston Road and Bloomsbury, known as the Knowledge Quarter. Their geographical proximity and concentration is a catalyst for collaborative-based working. In order for these institutions and enterprises to meet changing standards and requirements and sustain their leading edge, there is often an ongoing need to update and modernise facilities. It is important this is realised in a way which balances the impact on residential amenity, local transport infrastructure and the character of the local area.

Policy E1 (Economic Development) of the Local Plan makes reference to the importance of Camden's 'Knowledge Quarter' and science growth sector, and Policy G1 states that the

Council will support the concentration of medical, educational, cultural and research institutions within Central London that form an integral part of the Knowledge Quarter.

The current proposals are required in order to provide additional floorspace for the Warburg Institute, and to upgrade and modernise the existing technology, mechanical & electrical infrastructure, services and environmental performance. The proposed uplift of approximately 300-400sqm would provide additional education floorspace for the Institute. The extension would be located within the internal courtyard area, surrounded by other buildings in education use, and as such, is considered acceptable in land use terms in this location.

Policy H2 of the Local Plan requires a mixture of uses in all parts of the Borough, including a contribution to housing. The Warburg Institute is located within the Central London Area and as such where there is more than 200m<sup>2</sup> (GIA) of additional floorspace provided, up to 50% of all additional floorspace should be housing. The proposal would exceed this threshold, triggering the requirement for a secondary use (i.e. housing) if appropriate.

However, it is acknowledged that the provision of self-contained housing may not be compatible with the character and operation of the proposed and surrounding educational institutions. Moreover, paragraph 3.49 of policy H2 states that proposals are not required to provide housing if the development is publicly funded or serves a public purpose (such as providing transport infrastructure, land required for transport, or a dedicated facility for an educational, medical or research institution), and the nature of the funding or facility prevents the inclusion of housing.

Paragraph 3.61 further notes that in some areas it may be necessary to strike a balance between the need to meet the space requirements of a particular activity or user and the priority given to housing. Many Central London activities have a national and international function and make major contributions to Camden's economy, and their needs will be given significant weight. The Council supports the institutions and activities that comprise the Knowledge Quarter in the general area of King's Cross, Euston Road and Bloomsbury, and their requirements may be foremost in particular locations.

Although it is recognised that it may not be appropriate to provide housing floorspace on site, this should be fully explored and justified as part of any future planning application.

## **8. Design**

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden's Local Plan is supported by CPG1 (Design) and the Bloomsbury Conservation Area Statement.

### Description of works

- Erection of new two storey extension within the rear courtyard to provide approximately 300-400sqm new floorspace.
- Installation of replacement roof.
- Internal refurbishment, including full services overhaul and reconfiguration of spaces.
- External repairs to brickwork, windows, etc.

### Two storey extension

The pre-application proposals include the erection of a new two storey extension within the existing courtyard area, where it would be bounded by the two wings of the existing building. Following our site visit on 10 January, revised drawings were submitted for review which shifted the bulk of the extension closer towards the rear elevation to the north side of the courtyard. Two options were presented; however, the only differences between them appear to be internal layout and as such are not relevant to this assessment.

The extension would measure two storeys in height with a footprint of approximately 177sqm. The detailed design has not been worked out to date, which limits the extent that the Council can comment on the proposals. The proposed location and massing of the extension is considered acceptable. It would sit within the courtyard area of the C-shaped building so that views of the extension would only be possible from the rear windows of properties along Woburn Square and Torrington Square. In the context of the existing building, it is considered a subordinate addition which would have limited impact on the appearance of the host building or Bloomsbury Conservation Area.

The rear elevation differs from the front as it is finished in white glazed tiles as opposed to the dark brick seen elsewhere on the building. The windows generally match those seen to the front, although there are a number of smaller, simpler windows serving stairwells, bathrooms, etc. Given this context, it is considered that there could be scope for a modern, contemporary extension in this location which is clearly distinguished from the existing building. However, care must be taken to ensure the development responded to, and respected the wider context which includes a number of Grade II Listed Buildings.

### Replacement roof

The pre-application documents note that the roof, external windows and building services are all in need of major repair, with the roof requiring full strip out and replacement due to its poor condition. The proposed section drawings suggest the roof would be built like for like although it is noted that the pre-application report states that the "roof cannot be seen from the ground level and as the building is not listed the original design not necessarily need to be rebuilt like for like. There may be viable alternatives for the double-glazed panes, such as Polycarbonate or GRP, provided they meet building regulation requirements". The Council's preference would be for this element to be rebuilt with the same or similar profile and more traditional materials than polycarbonate.

### Façade repairs

The pre-application document notes that the existing Crittall windows are in a poor but serviceable condition and require refurbishment and repair, and that the façade itself appears to be in adequate condition but will require localised repairs and pointing. Provided that the windows are repaired in a sympathetic way and that any replacement windows or parts match the existing in terms of frame design, profile and glazing bars, there would likely be no objections to these works.

### Services repairs

The existing building services are dated and require replacement or refurbishment, including the heating system, hot water system, IT infrastructure, and mains drainage. It was discussed on site that the majority of these works would be internal, and as such, would not require planning permission. It is recommended that any external plant or machinery is design sympathetically so as to be as visually unobtrusive as possible. Any rooftop plant should not be visible in long or short views. Noise impacts from new plant and machine is discussed further in the amenity section below.

### Alteration to entrances and signage

The proposals initially included the creation of a new entrance on to Gordon Square, although it was noted during our site visit that this is no longer proposed. However, the Warburg may still seek to install new signage and potentially a gallery window to the Gordon Square elevation to improve the building's legibility. A sign in this location may be acceptable, although given the uniformity of this elevation, it should be as discreet and as sympathetic to the building's materials and character as possible.

### Conclusion

The principle of the courtyard extension is likely to be considered acceptable in terms of its location and massing, although limited details of its detailed design have been provided. It is recommended that further pre-app advice is sought once the design has progressed.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") would be relevant in the determination of any future planning applications at this site. These sections provide that in considering whether to grant planning permission for any works which may affect the setting of a Listed Building or conservation area, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The effect of this is that there is a statutory presumption in favour of the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).

## 9. Amenity

Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

Given the fact that the proposed extension would be within an existing courtyard where it would be bounded by the two existing wings of the building, as well as the fact that the surrounding buildings are all in education use, it is not considered to harm neighbouring residential amenity by way of a loss of daylight, outlook or privacy.

During our site visit, it was mentioned that existing plant would need to be upgraded and repaired and there would potentially be new external plant. Development involving the installation, alteration or replacement of plant, ventilation, extraction or air conditioning equipment, will require a noise, vibration and ventilation assessment to be submitted with your planning application. This should include the following information:

- existing background noise levels measured over a 24-hour period (including the cumulative noise levels of all existing units)
- proposed background noise levels (including the cumulative noise levels of all proposed units)
- any proposed measures to reduce noise, fume emissions and vibration
- the system manufacturers specification of the proposed equipment to be installed, altered or replaced
- details of the method used to compile the report and examples of the calculations and assumptions made.

The noise impact assessment must demonstrate that the new plant would comply with Camden's noise standards (policy A4) which state that the external noise level emitted from plant, machinery or equipment shall be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises (with all machinery operating together at maximum capacity).

If this is not achievable, then the Council would expect suitable noise attenuation measures to reduce the noise levels of the proposed plant. Details of any necessary mitigation measures should also be supplied with the full planning application.

## 10. Transport

The Council's Transport Officer has reviewed the drawings initially submitted and confirmed that the proposed access improvements at ground floor level appear to be acceptable. Please note we will expect any external gates adjacent to the public highway to open inwards in accordance with Section 153 of the Highways Act 1980. The plans indicate that this would be the case, which is welcomed.

### Cycle parking

The plans indicate that 10 existing cycle parking spaces located in the lower ground floor courtyard will be retained, which is welcomed. Additional cycle parking spaces would need to be provided in relation to the uplift in floor space. This would need to meet the minimum requirements of table 6.3 of the London Plan which sets out the following requirements:

- 1 long-stay space per 4 full time staff
- 1 long-stay per 20 full time students
- 1 short-stay space per 7 full time students

### Construction impacts

The proposal has the potential to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) may be required as a Section 106 planning obligation if planning permission were to be sought and considered acceptable.

The Council has a CMP pro-forma which must be used once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. The CMP pro-forma is available on the Camden website.

A financial contribution would need to be secured to cover the costs of reviewing the Construction Management Plan (these fees will be confirmed at application stage). This would also need to be secured by a potential Section 106 planning obligation if planning permission is granted.

Some highway licences may be required to facilitate the proposed works. You would need to obtain such highway licences from the Council prior to commencing work on site. Any such licence requirements should be discussed in the CMP. Details for the highway licences mentioned above are available on the Camden website [here](#).

### Highway and public realm improvements directly adjacent to the site

Paragraph 6.11 (Policy A1) of the Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces at the developer's expense. The proposed works could lead to damage to the footways and carriageway directly adjacent to the site. Camden would need to undertake highway remedial works following completion of the proposed development and a financial contribution for highway works would be secured as a Section 106 planning obligation in the event of planning permission being granted. This would be confirmed at application stage.



## 11. Trees

The five existing trees within the courtyard area would need to be removed to make way for the rear extension. Policy A3 states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value, and will expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been fully justified. An arboricultural report has not been provided with the pre-application submission, nor any assessment of the value of the trees to be removed, so it is difficult to assess whether the Council would object to their removal. Should you choose to include the removal of these trees within any future planning application, you would be required to submit an arboricultural report to provide information about:

- species, spread, roots and position of trees,
- which trees you are proposing to fell,
- which trees will be affected in any way by the proposed development, and
- the measures that will be used to protect them during construction.

You will need to provide the information in the form of the documents and plans listed below in line with BS5837:2012 (trees in relation to design, demolition and construction):

- a pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan.

## 12. Community Infrastructure Levy

The proposal would not be liable for either the Mayor of London's CIL or the Camden CIL.

## 13. Conclusion

The proposals are likely to be considered acceptable in principle, subject to detailed design. It is recommended that a follow-up pre-application enquiry is submitted once these details have been worked up.

## 14. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full planning application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'

- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement including heritage statement
- Planning statement (including consideration of Policy H2)
- Noise impact assessment
- Arboricultural report
- Sample photographs/manufacturer details of proposed materials
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Laura Hazelton on the number above.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Laura Hazelton

Planning Officer  
Planning Solutions Team