

Application ref: 2019/0897/P
Contact: John Diver
Tel: 020 7974 6368
Date: 6 June 2019

Development Management
Regeneration and Planning
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Spheron Architects
Unit 5C
26 - 32 Voltaire Road
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SW4 6DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

University Of London Birkbeck College
Malet Street
London
WC1E 7HX

Proposal: External alterations to provide step-free access to existing roof terrace of university building (Use Class D1) including replacement of canopy as well as the installation of an enclosed platform lift and automatic bi-fold doors

Drawing Nos: (Prefix: F541-A-) 105 Rev B, 106 Rev B, 107 Rev B, 108 Rev A, 200 Rev B, 201 Rev B, 300 Rev B, 301 Rev B, 302 Rev A, 303 Rev A, 304 Rev A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: F541-A-) 105 Rev B, 106 Rev B, 107 Rev B, 108 Rev A, 200 Rev B, 201 Rev B, 300 Rev B, 301 Rev B, 302 Rev A, 303 Rev A, 304 Rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, 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:

- a) Manufacturer's specification details of facing materials for the proposed replacement canopy (to be submitted to the Local Planning Authority) and/or samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The works would mean that the existing roof terrace, associated with the building's main cafeteria, would be step-free accessible for the first time. This is strongly supported as it would help remove barriers to the use of the amenity space.

The replacement canopy would be the most visible element of the proposed works, even though it is only seen in oblique upwards angles from Torrington Square. Nevertheless, due to its visibility revisions to the design of the canopy were secured to ensure that its design would appear sympathetic to the simple and rational aesthetic of the host building. It would now maintain the horizontal emphasis of the original banding at this level, would have a single plane and would be constructed of a simple robust materials (metal with timber soffit). This is now considered to represent an improvement beyond the existing canopy, though a condition is suggested for details of materials to be submitted for approval to ensure that the final choice is appropriate.

The removal of the rear window and replacement with bi-fold door would interrupt a regular pattern of fenestration, however, this element would only be visible from within the host building itself. In these views such a change would not be considered to result in detrimental harm to the building's character and appearance. In addition, the applicants have confirmed that the new lift would fail to meet DDA compliance without the introduction of the new doors. The platform lift would have a functional and utilitarian appearance, though again this element would only be visible in slight glimpses from outside the site and is not, overall considered harmful given the amount of glazing to panels.

Due to the scale of development, its siting and the institutional use of surrounding building, the works would not result in any loss of residential amenity. Given the minor scale of the works, the implementation would not raise highways concerns that would warrant need for further details to be secured.

Following a process of public consultation, no comments were received. The site's planning history was considered when forming this assessment.

Special regard has been attached to the desirability of preserving the setting of nearby listed buildings under s.66 of the Planning (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 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, D2, C6, A1, A4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 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).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at

<https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>
or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer