

Application ref: 2019/0363/L
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 10 July 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

YMD Boon
12 Pride Point Drive
Pride Park
Derby
DE24 8BX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**36-45 Connaught Hall
University Of London
Tavistock Square
London
WC1H 9EX**

Proposal:

Installation of louvred ventilation duct above flat roof to rear, replacement of glazed screen in rear basement level bar area, refurbishment of the existing kitchen, and internal works associated with conversion of ancillary rooms to additional student bedrooms and relocation of the existing wardens flat

Drawing Nos: P2749-CON-M-[00]-602_REV_S3.02, J3955-YMD-XX-04-DR-A-0314, J3955-YMD-XX-04-DR-A-0313, J3955-YMD-XX-04-DR-A-0312, J3955-YMD-XX-04-DR-A-0311, J3955-YMD-XX-04-DR-A-0310, J3955-YMD-XX-04-DR-A-0600, J3955-YMD-XX-04-DR-A-0301, J3955-YMD-XX-04-DR-A-0300, J3955-YMD-XX-04-DR-A-0300, J3955-YMD-XX-04-DR-A-1000 (Site Location Plan), J3955_Design Access AND Heritage statement

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: P2749-CON-M-[00]-602_REV_S3.02, J3955-YMD-XX-04-DR-A-0314, J3955-YMD-XX-04-DR-A-0313, J3955-YMD-XX-04-DR-A-0312, J3955-YMD-XX-04-DR-A-0311, J3955-YMD-XX-04-DR-A-0310, J3955-YMD-XX-04-DR-A-0600, J3955-YMD-XX-04-DR-A-0301, J3955-YMD-XX-04-DR-A-0300, J3955-YMD-XX-04-DR-A-0300, J3955-YMD-XX-04-DR-A-1000 (Site Location Plan), J3955_Design Access AND Heritage statement

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.

Informative(s):

- 1 Reasons for granting consent:

At basement level there would be alterations to ancillary rooms including the restaurant, bar, laundrette, music room, Bamforth room and toilets. At upper levels minor alterations to existing store rooms would take place to create student pantries and kitchenettes. The existing warden's flat would be repositioned at third floor level. Existing rooms at basement, ground, first and third floors would be converted to provide additional student bedrooms. These internal works are considered acceptable in heritage terms as there would be no harm to historic fabric due to the extensive internal refurbishments that have taken place here in the past.

The proposed louvred ventilation duct would be routed through two raised roof domes on the rear first floor flat roof. The louvred ventilation enclosure would be a similar height to the roof domes and appear as a discreet addition that would not cause harm to the appearance of the listed building.

At the basement level bar, the existing windows, doors and pergola would be replaced. These alterations are considered acceptable as they are not original features that contribute to the special character of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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.

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 above the typed name and title.

Daniel Pope
Chief Planning Officer