

19 July 2019

Planning Department  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

Your ref: PP-07924982

**FAO John Diver**

Dear John,

**University College London – Christopher Ingold Building, 20 Gordon Street, WC1H 0AJ**

**Full Planning Application for the installation of new external plant equipment at the Christopher Ingold Building**

On behalf of our Client, University College London ('UCL') ('the applicant'), we hereby submit to the London Borough of Camden ('LB Camden') an application for full planning permission for the installation of new external plant equipment comprising one external Air Handling Unit (AHU) and two condensers at ground level, and eight condensers at lower ground level, all located to the rear of the Christopher Ingold Building ('CIB').

The description of development is:

***"Installation of one external AHU chiller unit and two external condensers at the ground level and eight external condensers and associated pipework at the lower ground level to the rear of the Christopher Ingold Building."***

### **Site Location and Description**

The application site, the CIB, is located at the heart of UCL's core Bloomsbury Campus and is occupied by the UCL Department of Chemistry. It is bounded by the Bartlett Faculty of the Built Environment (Wates House) to the north, the School of Slavonic and East European Studies ('SSEES') to the east, the Institute of Archaeology to the south and Gordon Street and the Student Centre to the west. The site is situated within Sub-Area 3 'University of London/British Museum' of the Bloomsbury Conservation Area. The building is neither statutorily nor non-statutorily listed. There are a number of other designated heritage assets in close proximity to the site building including Grade II listed 20-24 Taviton Street (list entry: 1378973) and Grade II listed Campbell House (list entry: 1378972).

Land uses in the surrounding area are characterised by education, health and institutional uses (Use Class D1) including numerous buildings occupied by UCL. Retail and commercial uses can be found to the north and west of the site on Euston Road and Tottenham Court Road. The nearest public open space is at Gordon Square Gardens.

The building comprises six storeys, including basement. This application relates to the ground and lower ground levels at the rear of the CIB, specifically adjacent to room LG24 (please refer to architectural drawing number 19/189/02), which faces the rear of the SSEES building.

## Context to the Application

UCL is continuously seeking to improve and upgrade its equipment and facilities associated with its teaching, learning and working spaces for its students and staff. UCL is currently implementing refurbishment works and operational updates within the CIB. These works include the relocation of the Chemistry Laser Laboratories from the first floor to the LG24 workshop at lower ground level. The relocation is proposed as the lower ground workshop area would provide a more suitable operational environment for the researchers. To accommodate this re-location, one AHU chiller and two condensers at ground floor level, and eight external condensers and associated pipework at lower ground level are to be installed at the rear of the CIB.

The final specifications of the proposed new chiller and condenser units will be specified at a later date and can be submitted pursuant to a planning condition if necessary.

## Relevant Planning History

The table below sets out the relevant planning history of the site. The applications primarily relate to minor external works, including the replacement of windows and doors. There are no recent applications relating to this site.

Application Reference No.	Application Description	Status
2009/5594/P	Erection of single storey entrance lobby extension to university building (Class D1).	Approved - 19 January 2010
2008/2495/P	Removal of fume cupboard roof mounted fan and vertical flue stack including ductwork from second floor and installation of new roof mounted plant, hand-rail on external gable wall and supporting structure.	Approved - 18 August 2008
2006/4613/P	The installation of four windows at lower ground floor level Gordon Street elevation to replace existing.	Approved - 28 November 2006
2005/1796/P	The replacement of the front entrance doors and canopy.	Approved - 28 June 2005
2003/0943/P	Replacement of existing windows with louvres at second floor level facing Taviton Street.	Approved - 13 November 2003

## The Proposals

### Description of Development

This application seeks full planning permission for the installation of one AHU chiller, ten condensers and associated pipework. The description of development is as follows:

***"Installation of one external AHU chiller unit and two external condensers at the ground level and eight external condensers and associated pipework at the lower ground level to the rear of the Christopher Ingold Building."***

If required, further details of the plant units can be provided at a later date and secured by planning condition.

Figures 1 and 2 below are extracts of the submitted drawings showing the existing and proposed rear elevation. The figures indicate the location of the proposed AHU in context to its surroundings. Further detail on the proposed works can be found in the submitted drawings and plans.

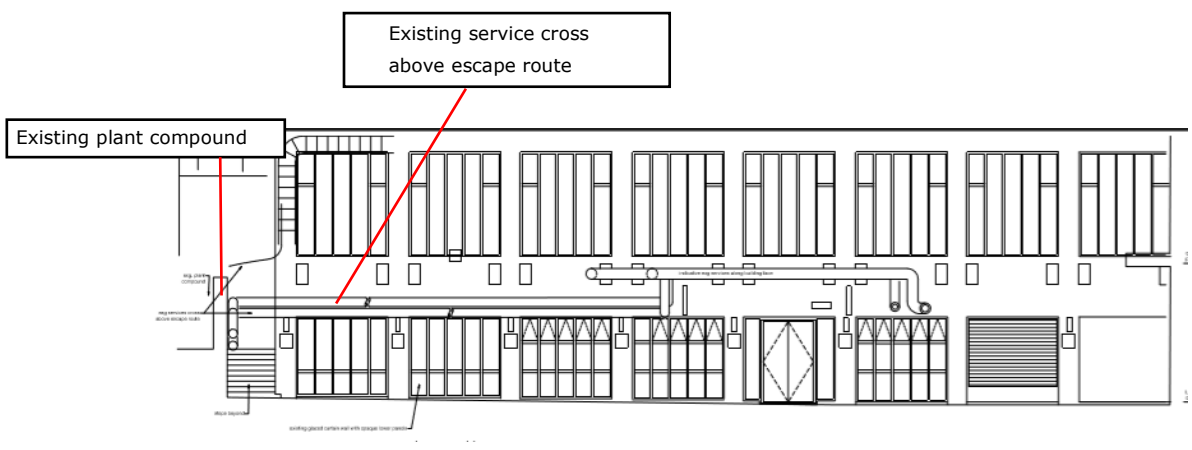


Figure 1: Existing Sectional Elevation - At rear towards CIB

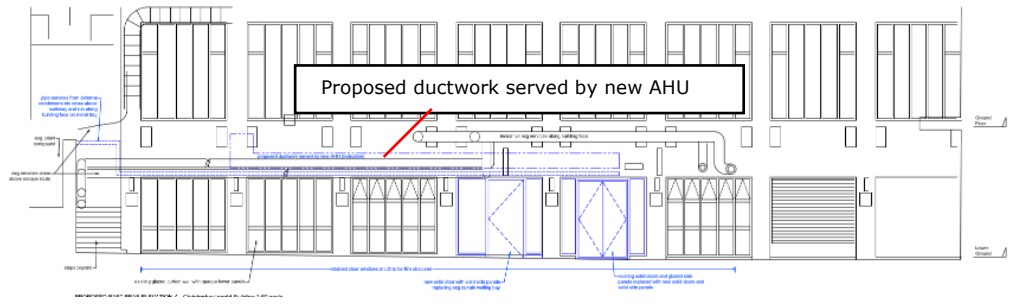


Figure 2: Proposed Sectional Elevation - At rear towards CIB

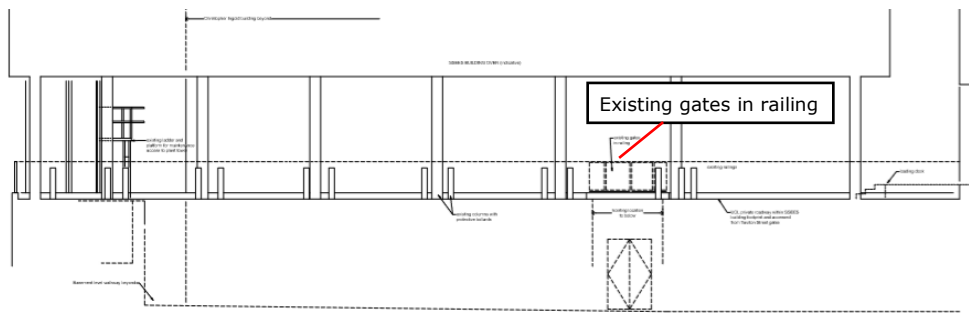


Figure 3: Existing Part Rear Elevation - CIB

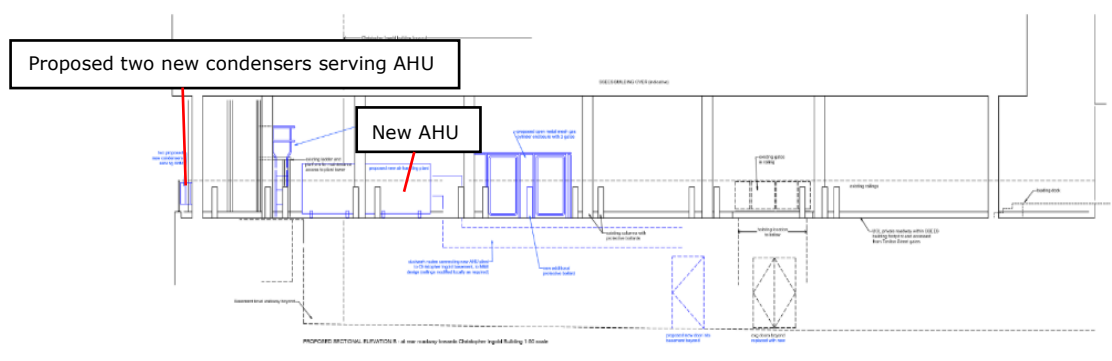


Figure 4: Proposed Part Rear Elevation - CIB

## Planning Policy Considerations

This section of the letter sets out the key planning considerations in relation to amenity impacts, heritage and design and assesses the proposals against these.

### Heritage

The site is located within the Bloomsbury Conservation Area and nearby statutorily listed heritage assets. Camden Local Plan Policy D2 'Heritage' seeks to preserve, where appropriate, and enhance Camden's heritage assets and their settings. Policy D2 sets out that the Council will not permit substantial harm to a designated asset.

### Design

Camden Local Plan Policy D1 'Design' seeks to secure high quality design in development. This includes development that carefully integrates building services equipment and respects the surrounding local context and character.

### Noise

Camden Local Plan Policy A4 'Noise and Vibration' seeks to ensure that noise and vibration is controlled and managed. On this basis, planning permission is granted subject to it not causing harm to the amenity of sensitive uses.

## ***Applicant Response***

### Heritage Impact

The site is located within the Bloomsbury Conservation Area and within close proximity to Grade II listed buildings. The proposals are limited in their scope and relate just to the rear ground and lower ground levels of the CIB. Due to the condensers' constrained location located at the rear of the building, it is not considered that they will impact on the character or setting of the conservation area, or the significance or setting of nearby heritage assets.

### Visual Impact and Design

The new plant units are located in an enclosed area to the rear of the building which is surrounded by taller buildings and not visible from the public realm. The neighboring buildings are all in D1 use and are not occupied by sensitive uses. The proposals are in keeping with the use of the building for the School of Chemistry which contains various laboratories necessitating plant equipment to facilitate this use. The visual impact of the proposed works will be extremely limited.

### Noise

A background noise assessment has been carried out and submitted in support of this planning application. Additional noise surveys will be carried out once the model and make of the condensers and chiller have been identified following the tender process and the appointment of a contractor. Further details in relation to the noise emissions from the proposed units can be provided at a later date and pursuant to a planning condition if required. Overall, the proposed works comply with the policies outlined above in relation to noise, heritage and design.

**Application Submission**

In addition to this covering letter and planning policy appraisal, this planning application comprises and is supported by the following documents:

- Application Forms and Certificates prepared by Deloitte Real Estate;
- Site Location Plan prepared by Wilson Mason (ref. 6780-L(00)001);
- Site Plan prepared by Wilson Mason (ref. 6780-L(00)005);
- Photographs Location Plan prepared by Wilson Mason (ref. 6780-L(00)003);
- Photographs prepared by Wilson Mason (ref. 6780-L(00)004);
- Existing Lower Ground Floor Plan prepared by Wilson Mason (ref. 6780-L(00)008);
- Proposed Lower Ground Floor Plan prepared by Wilson Mason (ref. 6780-L(00)009);
- Existing Ground Floor Plan prepared by Wilson Mason (ref. 6780-L(00)010);
- Proposed Ground Floor Plan prepared by Wilson Mason (ref. 6780-L(00)010);
- Existing Rear Elevations prepared by Wilson Mason (ref. 6780-L(2-)001);
- Proposed Rear Elevations prepared by Wilson Mason (ref. 6780-L(2-)002);
- Lower Ground Floor Space Cooling Layout prepared by Elementa (ref. 510120-ELE-XX-LG-DR-MX-55001);
- Ground Floor Ventilation Layout (ref. 510120-ELE-XX-GF-DR-MX-57001); and,
- Environmental Noise Survey prepared by Adnitt Acoustics.

We trust that you have all the information you need to validate the application. Should you have any queries with the application, please do not hesitate to contact my colleagues Ellie Bird (ebird@deloitte.co.uk/+44 20 7007 3891) or Dena Dabbas (ddabbas@deloitte.co.uk/+44 20 7007 2134).

Yours sincerely,



**John Adams**  
Deloitte LLP