

Application ref: 2019/3042/L
Contact: John Diver
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Date: 23 August 2019

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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:

University College London
36-38 Gordon Square
London
WC1H 0PD

Proposal:

Refurbishment of GII properties including external alterations such as reinstatement of the front door to No.37; replacement of windows to rear elevation and repairs to facades and roof and installation of roof guard to no.36. Additional internal alterations including demolition of party-wall to LGF of Nos.36-37; layout changes; new lighting strategy and general refurbishment throughout.

Drawing Nos: Documents schedule prepared by Nicholas Hare Architects dated 31/05/2019 (project ref. 749 UCL SEPP Gordon Square Sheet 09) as well as the following additional approved documents: Covering Letter prepared by Deloitte dated 06.06.19; Planning Statement prepared by Deloitte; Heritage Statement prepared by Alan Baxter dated May 2019; Structural statement prepared by conisbee consulting engineers (ref. 0895/N Nicholls V2) dated 26/11/18; Structural plans: 180895-CON-X-00-DR-S-1100 Rev P4, 180895-CON-X-01-DR-S-1101 Rev P4, 180895-CON-X-02-DR-S-1102 Rev P4, 180895-CON-X-03-DR-S-1103 Rev P4, 180895-CON-X-03-DR-S-1104 Rev P5, 180895-CON-X-LG-DR-S-1099 Rev P5, 180895-X-XX-DR-C-1000 Rev T3, 180895-CON-X-XX-DR-C-1300 Rev T1, 180895-CON-X-XX-DR-S-2000 Rev P4

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 approved plans listed in the documents schedule prepared by Nicholas Hare Architects dated 31/05/2019 (project ref. 749 UCL SEPP Gordon Square Sheet 09) as well as the following additional approved documents: Covering Letter prepared by Deloitte dated 06.06.19; Planning Statement prepared by Deloitte; Heritage Statement prepared by Alan Baxter dated May 2019; Structural statement prepared by conisbee consulting engineers (ref. 0895/N Nicholls V2) dated 26/11/18; Structural plans: 180895-CON-X-00-DR-S-1100 Rev P4, 180895-CON-X-01-DR-S-1101 Rev P4, 180895-CON-X-02-DR-S-1102 Rev P4, 180895-CON-X-03-DR-S-1103 Rev P4, 180895-CON-X-03-DR-S-1104 Rev P5, 180895-CON-X-LG-DR-S-1099 Rev P5, 180895-X-XX-DR-C-1000 Rev T3, 180895-CON-X-XX-DR-C-1300 Rev T1, 180895-CON-X-XX-DR-S-2000 Rev P4.

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 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.

- 4 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 before the relevant part of the work is begun:

a) Typical details including plans and sections of new plumbing/service runs, showing where the installations run through or are incorporated in to the historic fabric.

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 joinery shall exactly match existing adjacent historic examples unless otherwise specifically approved in writing by the local planning authority. Should such an approval be necessary, details including plan, elevation and

section drawings of all new joinery at a scale of 1:10 shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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.

- 6 Any historic fabric/items of significance shown to be removed, shall be salvaged and retained on site and reused within the scheme as set out in supporting documents unless otherwise agreed in writing by the local planning authority.

Such items include: Chimney piece from the basement, timber alcove cupboard from the area of demolition, decorative timber landing screen, York stone paving and historic bricks from rear garden.

Written justification shall be submitted to and approved in writing by the local planning authority before the removal of any of the above items from the site, should this be necessary.

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 Consent is sought for the refurbishment and alteration to a row of three GII listed terraced houses in Gordon Square. This submission is the result of sustained discussions between the applicants and the local planning authority and the current scheme reflects the advice offered to date.

Externally all alterations are minor in nature and would involve the removal and replacement of non-original windows, reinstatement of a front door to no.37 and landscaping improvements to rear gardens. By restoring lost features, removing unsightly metal security bars and improving the quality of the landscaping to rear gardens, the works would improve the external appearance of the buildings and would represent minor heritage benefits with no impact to significance. The installation of a guard rail to no.36 would remain reversible and would not lead to a loss of fabric. The rail would match those in existence along the rest of the terrace. As such this addition would not harm the significant of the terrace.

Various internal alterations to all properties are also proposed. For the most part, these represent sensitive refurbishments to existing rooms or involve the removal of non-original partitions or the infilling of non-original doorways which will not result in any harmful loss of fabric, plan form or impact to significance. At lower ground floor level, however, the works would involve the creation of a lateral connection between Nos.36 and 37 to form a large capacity teaching space. This would involve the loss of a section of original party wall as well as chimneybreast. The creation of such a connection is seen to be harmful,

however, the opening is now in the basement in an area of low significance and there are no remaining historic finishes or other sensitive joinery that would be affected by the opening. Full details in terms of the structural requirements and methodology have been provided upfront to give officers confidence that the opening up works would not give rise to any additional damage to fabric. As such, this part of the proposal is now considered to constitute less than substantial harm.

The applicants have provided a strong justification for the need for the opening / larger teaching space and have considered in detail other possible locations and solutions before arriving at this proposal. At present, the University suffers from a dearth of larger teaching spaces across its campus. The opening would allow for the provision of much needed conference room and enable the new School of Economic and Public Policy to hold events for up to 50 people. The importance of this facility to UCL is strongly stressed in the supporting documents. The scheme is intended to provide a long term solution that would substantially contribute towards addressing this shortage, helping with the development and sustainability of one of the Borough's largest educational institutions and allow for an optimal viable use for the buildings to be secured long term. In addition, the other elements of sensitive refurbishment and enhancement would benefit the historic buildings and the chimney currently in the area to be demolished, will be relocated in a similar location within the adjacent basement room between Nos. 37 and 38 where currently there is none.

The public benefits derived from the proposal would be considered to clearly outweigh the less than substantial harm caused. In this instance, such harm is therefore permissible in accordance with para.196 of the NPPF (2019). Subject to securing details of the new joinery, servicing runs and for fabric of significance to be retained and reused as specified, the works are therefore considered to remain acceptable on balance.

- 2 Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. No objections were received following public consultation.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer