

Application ref: 2019/2941/P
Contact: John Diver
Tel: 020 7974 6368
Date: 23 August 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

Deloitte Real Estate
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal:

Refurbishments and repairs to university buildings (use class D1) including the reinstatement of front door to no.37, replacement of two windows with one to rear elevation, installation of roof guard to no.36, removal of lean-to addition to rear of no.38 and replacement window and relandscaping of rear gardens.

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

Planning permission is sought for a number of minor external alterations to the host properties. These would include the removal and replacement of non-original windows, reinstatement of a front door to no.37 and landscaping improvements to rear gardens. The works would not include any changes of use or alterations to the planning unit.

The positioning, design and scope of these external alterations have been reviewed and negotiated during pre-app discussions alongside the Council's Conservation Team. By restoring lost features, removing unsightly metal security bars and improving the quality of the landscaping to rear gardens, the majority of works would improve the external appearance of the buildings and would represent minor heritage benefits with no impact caused to the setting of these or any adjoining listed building. In addition these works would preserve the character and appearance of the Bloomsbury conservation area. The

installation of the guard rail to no.36 would be visible in long views, however, it is noted that these works would remain reversible and would match the railings in existence along the rest of the terrace. On balance, the works would be considered to preserve the character and appearance of the host building, streetscene and wider conservation area.

No aspect of the works would result in any loss of residential amenity or give rise to any transport concerns.

No comments were received in response to the public consultation. Confirmation has been received that Historic England do not oppose the works or wish to comment. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and the setting of nearby listed buildings and protected gardens, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with the Camden Local Plan 2017 with particular regard for policies G1, A1, D1, and D2. The proposed development also accords with the London Plan 2016 and the 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer