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Planning Department  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
c/o Town Hall, Judd Street

**FAO Antonia Powell**

Your ref: PP-08216954

Dear Sir/Madam,

**University College London – Slade School of Fine Art, Gower Street, London, WC1E 6BT**

**Full Planning Permission and Listed Building Consent for the refurbishment of existing recycling facilities located to the rear of the Slade School of Fine Art**

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 and listed building consent for alterations to the existing recycling facilities to create a recycling centre, to the rear of Slade School of Fine Art ('Slade').

The description of development is:

***"Refurbishment and improvements to the existing recycling facilities at the rear of the Slade School of Fine Art in order to create an improved recycling centre."***

### **Site Location and Description**

The application site is located in the wider UCL Bloomsbury Campus. The site is located on the service road to the rear of the Kathleen Lonsdale Building ('KLB') and the Slade.

The site is located within Sub-area 3 of the Bloomsbury Conservation Area, 'University of London/British Museum'. The Slade is a Grade I-listed building and the KLB is a Grade II-listed building. Although not connected to either building, the development is located within the setting of both.

The application relates to the recycling centre to the rear of Slade, accessed by a service road for Slade and KLB (please refer to architectural drawing number: 6768.29-33-L(1-)00).

### **Context of the Application**

The Slade comprises a large building and is primarily in D1 use (Higher Education). As part of UCL's 150th anniversary, UCL is looking to refurbish the main building on the Bloomsbury Campus subject to further Planning and Listed Building Consent. The Slade is part of this main building and as a result the alteration to the recycling facilities forms part of this refurbishment.

## Relevant Planning History

Table 1 below sets out the recent planning history of the site. Two applications relate to refurbishment works carried out on the KLB. The other relates to works carried out to the rear of the Slade. There are no recent applications referring to the specific site.

Application Reference	Application Description	Status
2018/3276/L	Repair and maintenance of the external envelope of the Kathleen Lonsdale Building UCL.	Approved - 8 November 2018
2014/7310/L	Alterations in connection with the replacement of plant & machinery, new flues & louvres, replacement of external entrance doors, installation of double glazing to rear windows, including internal alterations to entrance hall security desk, creation of new student hub, reconfiguration of internal layouts involving various alterations to doors, partitions & joinery.	Approved - 11 January 2016
2004/0547/L	The installation of two new skylights in the northwest corner of the quadrangle lawn associated with basement excavation, together with the installation of air handling grilles and a storage cage to the rear.	Approved - 24 September 2004

Figure 1: Relevant Planning History

## The Proposals

### Description of Development

This application seeks Planning and Listed Building Consent for the refurbishment and upgrade of the recycling facilities located to the rear of the Slade. The description for development is as follows:

***"Refurbishment and improvements to the existing recycling facilities at the rear of the Slade School of Fine Art in order to create an improved recycling centre."***

Please refer to the drawing ref. 6768.29-33-L(1-)-20 for more information on the proposals.

### Visual Appearance

The structure will stand at 2.7m tall and will be offset by 150mm nominally from the Slade in order to protect the Grade I-listed building. Wire mesh sections will be inserted behind the enclosure to prevent debris from being deposited. Where possible, elements of the existing structure will be reused where possible.

### Surface Water Drawn

Rainwater collected in the proposal will be drained via the existing surface water drain currently residing within the footprint of the proposed recycling facilities. The enclosure walls will commence 80-100mm above ground level to allow this, and dry materials within the enclosure will be raised from the floor on metal plinths so as not to be affected by damp or surface water.

### Fire Safety

The proposed improvements to the recycling facilities will improve the fire safety at the Slade; primarily due to the addition of 60 minutes fire resistance.

## **Colour**

The external metal panels will have an 'Aluzinc' finish, which is silver in colour. This material was found to be the most resistant material to scratching, and therefore well-suited for use for the proposals. Samples have been sought to consider the colour options. The chosen colour sample can be provided if requested. Some alternative colours were considered, including one with a darker, cooper-like appearance, but these were discounted after they were found to be prone to scratching and therefore unlikely to be as long-lasting.

## **Pre-Application Discussions**

Pre-application discussions took place with LB Camden conservation officer, Antonia Powell, on 28 August 2019. At this meeting, the background and need for the proposals was explained and presented. The officers were supportive of the proposed works.

## **Planning Policy Considerations**

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

## **Heritage and Design**

The NPPF (2019) states that proposals, which cause harm to a heritage asset such as a listed building, must be suitably justified in accordance with the level of harm caused.

Policy 7.8 '*Heritage Assets and Archaeology*', of the adopted London Plan (2019) notes that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

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.

Camden Local Plan Policy D1 'Design' seeks to secure high quality design in development. This includes development that: respects the character of the heritage asset; enhances the heritage asset in accordance with Policy D2 'Heritage'; and, is inclusive and accessible for all.

The Bloomsbury Conservation Area Appraisal and Management Strategy (2011), paragraph 5.32, seeks to protect the appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area.

The Camden Planning Guidance (CPG) Design (2018) sets out that development will only be permitted where it preserves and enhances the character and appearance of a Conservation Area and listed buildings. Paragraph 3.21 of the CPG states that 'like for like' repairs and maintenance do not require listed building consent. However, where they involve the removal of historic materials, architectural features or would have an impact on the historic interest of the building, consent will be required.

The Camden Planning Guidance (CPG) Design (2018), paragraph 2.12 sets out that materials used should relate to the character and appearance of the area, particularly in Conservation Areas or within the setting out listed buildings.

## **Applicant Response**

The site is located within the Bloomsbury Conservation Area and to the rear of a Grade I and a Grade II-listed building. UCL has carefully considered the impact of the proposals on the significance and setting of the heritage

assets. The proposals are limited in their scope and are for the upgrade of storage facilities for recycling on the service road to the rear of the KLB and the Slade.

Being located on the service road, the new facilities will not be visible in views within the Conservation Area. The proposals will also not be visible from the public realm, and therefore will not cause any harm to the significance or the character of the Conservation Area.

The proposed location of the facility is a service yard which already hosts storage and servicing facilities. The service yard is essential to the operations of the Slade and the KLB. The service yard contributes to the setting of the listed buildings and is an inherent part of their operation as academic buildings. The proposals are in keeping with their location in the service yard. The works will not cause any harm to the setting of the listed buildings.

The proposal will be free-standing and will not be fixed to the rear façade of the Slade. As such there will be no impact to the historic fabric of the building. Careful consideration has been given to the facing material of the store to ensure it is sympathetic to its surroundings, and fit for purpose. The proposals are appropriate to the service yard location, and will have no impact on the significance of the listed buildings.

The proposals seeks to upgrade the current recycling facilities in order to improve fire safety. The alterations will provide 60 minutes fire resistance. Not only does this improve safety for students, it will also help to preserve the listed buildings in the case of a fire.

The setting of the recycling centre will also be offset in order to protect the Grade I-listed building (the Slade). The external metal panels will also be of a material which is not prone to scratching. This ensures the longevity of the panels being inserted.

Overall, the proposed works will not cause any harm to the significance of the listed buildings and are considered to comply with the heritage and design policies outlined above.

## **Application submissions**

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 and Location plan (6768.29-33-L(10)00) prepared by Wilson Mason Architecture and Interior Design;
- Existing Plan (6768.29-33-L(1-)10) prepared by Wilson Mason Architecture and Interior Design;
- Proposed Plans (6768.29-33-L(1-)20) prepared by Wilson Mason Architecture and Interior Design;
- Existing Elevations (6768.29-33-L(2-)10) prepared by Wilson Mason Architecture and Interior Design;
- Proposed Elevations (6768.29-33-L(2-)20) prepared by Wilson Mason Architecture and Interior Design; and,
- Galvanised Steel Finish Swatch Sketch (6768.29-33-0(SK)07) prepared by Wilson Mason Architecture and Interior Design.

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

A handwritten signature in blue ink that reads "John Adams". The signature is written in a cursive style with a prominent underline.

**John Adams**  
Deloitte LLP