

WE/GF/NJ/PD11351

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31 October 2019

Planning and Development Control  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

Dear Sir / Madam,

**LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE  
15-16 TAVISTOCK PLACE, CAMDEN, NW1  
APPLICATIONS FOR LISTED BUILDING CONSENT AND SECTION 96A - NON-MATERIAL AMENDMENT  
TO PLANNING PERMISSION REFERENCE 2015/3406/P, APPROVED ON 27<sup>th</sup> JANUARY 2017 AND  
SUBSEQUENTLY AMENDED VIA MINOR-MATERIAL AMENDMENT APPLICATION 2017/5914/P,  
APPROVED ON 27<sup>th</sup> JUNE 2018**

We write on behalf our client, The London School of Hygiene and Tropical Medicine, to seek Listed Building Consent and approval of non-material amendments to the permitted scheme (comprising works permitted by Planning Permission ref. 2015/3406/P and subsequently amended via a Section 73 application ref. 2017/5914/P).

Planning permission and Listed Building Consent was granted on 20 December 2018 (ref:2018/4238/P and 2018/4072/L) for:

*“Removal of modern structure within and abutting listed boundary wall on northern boundary adjoining Cartwright Gardens, installation of retaining steel beams and associated planters and services conduit, as minor amendments to planning permission ref 2017/5914/P dated 27/06/2018 for (Variation of condition 2 of planning permission ref 2015/3406/P dated 27/01/2017 for Demolition of existing shed buildings and erection of a part single, part two-storey, part three-storey medical research laboratory and higher education facility with basement accommodation on 2 floors and associated plant on roof)”*

This application seeks to amend the details approved under the above non-material amendment and subsequent Listed Building Consent.

The nature of the non-material changes proposed are summarised below and set out in detail on the proposed drawings and Design and Access Statement that forms part of this submission.

The following documents accompany this applications:

- Completed Application Forms prepared by Montagu Evans;
- This Cover Letter (including Planning Statement, Heritage Statement and Design and Access Statement) prepared by Montagu Evans; and,
- Application Drawings prepared by Wilde Carter-Clack and BMJ Architects.

**Non-material Amendment / Listed Building Consent**

As the works relate to a boundary wall that forms part of a number of Grade II Listed terraced hotels on Cartwright Gardens, this application seeks Listed Building Consent for the works. A duplicate application has

been submitted to the Council under planning portal ref.**PP-08265522**, to secure the works as non-material amendments to the approved scheme detailed above.

### **Proposed Amendments**

The proposed works to the permitted scheme consist of:

- Reduction in the width of the steel posts from 250mm to 200mm.
- Size and position of planters adjusted to follow post setting out.
- Spacing of the steel posts adjusted.
- Height of the steel posts abutting the wall reduced.
- Height of planter reduced and size adjusted.
- Level of dig significantly reduced and foundations revised;
- Additional fixings into existing foundations.
- Drainage gully repositioned to suit new paving falls.
- Omission of concrete slab.

These are made explicit in the following planning drawings submitted as part of these applications for approval:

- Level 0 Boundary Wall – TP2-BMJ-ZZ-00-PL-A-1900, REV P03;
- North East Boundary Wall Restraint Details - SK.101 (July 2018); and
- Boundary Wall Typical Bay – TP2-BMJ-ZZ-XX-PL-A-1905 REV03.

As the proposals are non-material, relating predominately to the height and width of the approved steel posts and planters, the proposed amendments do not detract from the approved principle of securing the steel posts and planters to the listed wall.

### **Design and Access Statement**

#### *Design*

During the design development of the scheme it has become apparent that alterations to the height and width of the steel posts and planters is required. As set out above the proposed minor works are small in nature and do not alter the overall design of the steel posts or planters and as such, continue to uphold the design principles approved under application ref:2018/4238/P and 2018/4072/L. Finally, it should be noted that the proposed works will only be visible from inside the Site.

#### *Access*

Access to the permitted development will be entirely unaffected by the proposed non-material amendments. As such, we rely on the permitted access arrangements continuing to be acceptable to Camden in the absence of any material changes since that approval.

### **Heritage Statement - Assessment of Proposals**

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') sets out the statutory duty of decision makers considering applications for listed building consent development. In considering whether to grant listed building consent the decision maker shall:

*"... have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Development plan policy relating to the historic environment generally reflects the statutory provisions of section 16 and 72 of the Act and national policy. The relevant heritage policies contained within the London Plan (Policy 7.8 Heritage Assets and Archaeology), and Camden Local Plan (Policy D2 Heritage) seek to protect and retain the special interest of heritage assets.

Planning permission was granted for the erection of new steel posts against the listed wall in 2018, to provide both stabilisation for the listed structure and a mechanism to facilitate the erection of planters. The proposed works seek to alter the height and width of the planter and steel post and as such, are minor in nature and do not differ significantly from those approved. The impact on the listed wall as a result of these works will therefore be negligible.

For completeness, the works continue to retain the wall in its entirety, in situ, and contribute to providing stability for the listed structure. There will be no loss of historic fabric. Therefore as the proposed alterations would not deviate from the works approved under application ref:2018/4238/P and 2018/4072/L, which sought to preserve the special interest of the listed structure, the proposed minor works remain compliant with relevant statutory and planning policy provisions.

### **Conclusion**

The application has been submitted online via the planning portal (**PP-08265518**).

We trust this information is sufficient for you to validate the application. However, if you do require any further information please do not hesitate to contact Gareth Fox or Nadine James of this office. Their details are above.

Yours faithfully,

MONTAGU EVANS LLP

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