

08 November 2019

Planning and Regeneration
2nd Floor,
5 Pancras Square,
c/o Town Hall,
Judd Street,
London,
WC1H 9JE

FAO Antonia Powell

Dear Antonia,

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

Application to Discharge Condition 4 pursuant to 2019/3042/L

On behalf of our Client, University College London ("UCL"), please find enclosed an application to discharge Condition 4 pursuant to 2019/3042/L at 36-38 Gordon Square ('the Site'). Planning permission and Listed Building Consent was granted on 23 August 2019 for:

"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."

There are no conditions requiring further information and approval in relation to the approved full planning permission ref. 2019/2941/P. However, the Listed Building Consent (ref. 2019/3042/L) requires Condition 4 to be discharged. This application seeks to discharge Condition 4 only.

Condition 4

Condition 4 of the Listed Building Consent states:

"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."

This application seeks to discharge Condition 4 only.

A meeting was held with the Conservation Officer at London Borough of Camden on 08 October 2019 on site to discuss the details pursuant to Condition 4. The agreed strategy is to confine all services within the floor voids. The majority of existing services are being stripped out and where possible, being rerouted. The proposed new service routes travel vertically through designated wet and dry risers, and horizontally run parallel to floor joists where possible to minimise the need to notch joists. In addition, the submission pack proposes a solution which will not harm the structural integrity of existing joists.

The approach for the new plumbing and service runs was deemed acceptable by the Officer at the meeting. The proposed strategy for service upgrades has taken a sensitive approach due to the Grade II listed status of the building. Therefore, the proposals ensure that the interaction and removal of historic fabric is very limited.

Submission Details

The submission pack includes a photographic schedule, detailed drawings, a plan and section to illustrate where the proposed installations will be installed while ensuring minimal impact on the historic fabric. The submission pack includes the following detail:

- Typical Radiator Detail;
- Typical Joist Notching and Hole Detail;
- General Arrangements Plan and Typical Proposed Ceiling Plan;
- Plan and Schematics for Proposed Mechanical Services;
- Plan and Schematics for Proposed Electrical Services; and
- Plan and Schematics for Proposed Electrical Services.

The planning application fee of £116 has been paid online at the time of the submission.

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 colleague Dena Dabbas (ddabbas@deloitte.co.uk / +44 20 7007 2134).

Yours sincerely,



John Adams
Deloitte LLP