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Planning and Development Control  
Camden Council  
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## F.A.O CHARLES THUAIRE

Dear Sirs,

### **15 – 17 TAVISTOCK PLACE, CAMDEN, WC1H 9SH APPLICATION FOR FULL PLANNING PERMISSION – PP-08363693**

On behalf of our client, The London School of Hygiene and Tropical Medicine, please find enclosed an application for planning permission for alterations to the façade of 15-17 Tavistock Place. The suggested description of development is as follows:

*“Replacement of the existing timber door and frame, the creation of a new ramp access and associated railings, and minor improvement works to the façade of 15-17 Tavistock Place.”*

### **Application Submission**

The application comprises the following:

1. Completed application form for Planning Permission including Ownership Certificate A;
2. Completed CIL Questions;
3. Existing drawings, prepared by BMJ Architects;
4. Proposed drawings, prepared by BMJ Architects;
5. Design and Access Statement, prepared by BMJ Architects; and
6. Planning and Heritage Statement (within this letter), prepared by Montagu Evans LLP.

### **Background**

The London School of Hygiene and tropical Medicine received Planning Permission in January 2017 for:

*“Demolition of existing shed buildings (Class D1) and erection of a part single, part two-storey, part three-storey medical research laboratory and higher education facility (Class D1) with basement accommodation (2 floors) and associated plant on roof.”*

Following further design work and University College London’s withdrawal from the scheme, the School secured minor-material amendments to the permitted scheme in June 2018, including:

- Basement size reduction;
- Removal of flue stacks (associated with removal of ‘wet laboratory’ facilities);
- Insertion of windows; and,
- Addition of smoke reservoir.

A further non-material application was approved in August 2019 for various amendments to the design and layout of the proposed scheme (application ref: 2018/6383/P). This included the omission of the proposed Stair Case 2, the relocation of TP 1 Reception and revisions to the proposed bike storage. In addition this application sought permission for alterations to the doors fronting Tavistock Place and the introduction of a ramp to the entrance of TP 1 Reception.

Following discussions with officers at LB Camden, it was considered that the introduction of two new glazed entrance doors and railing on Tavistock Place street frontage were too significant and visible in the public realm to be dealt with via a Section 96a application. These alterations were subsequently removed from the Section 96a application.

In light of the above, the Design Team have revised the proposals and seek permission for the alterations under a new standalone permission.

### **Site Context**

The Site is located within the administrative boundary of the LB Camden and currently comprises of the London School of Hygiene and Tropical Medicine. The Site does not contain any statutory or locally listed building, but does however lie within the Bloomsbury Conservation Area.

### **Proposed Amendments**

The proposed alterations included within this submission comprise of the following elements:

- Replacement of the existing timber door and frame at the east end of TP1;
- Formation of a new ramp, kerb and railings to provide level access to TP1; and
- Refurbishment of existing ironwork gates to the eastern passageway.

Full details of the proposed scheme are set out within the accompanying Design and Access Statement, prepared by BMJ Architects. It should be noted that all works associated with this application lie within the Applicant's ownership and therefore do not require approval from any highways authorities.

### **Policy Assessment**

As set out above this application seeks minor alterations to the façade of TP1, which fronts Tavistock Place. A policy assessment of these changes is set out below and demonstrates that the scheme fully accords with LB Camden's development plan.

#### *Heritage and Conservation*

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.

The Site lies with the Bloomsbury Conservation and whilst the building is not statutory or locally listed it is noted as providing a positive contribution to the Conservation Area. This application seeks to replace the existing poor quality timber door fronting Tavistock Place. As such careful consideration has been given to the proposed scheme to ensure the design of the replacement doors appropriately reflects the style and character of both the

Site and the wider Bloomsbury Conservation Area. Through the use of high quality materials and the inclusion of traditional detailing with the proposed doors, this alteration will seek to improve the visual appearance of the building and subsequently the building's contribution to the wider Conservation Area.

Furthermore, the proposed introduction of the ramp and associated railings reflect similar styles within the wider Conservation Area and have been designed to ensure an attractive entrance approach to the entrance of TP1 is achieved. The scheme additionally proposes the refurbishment of the gates, located at the eastern edge of the facade. These alterations will therefore contribute to enhancing the quality of the building alongside providing an appropriate entrance for the internationally significant London School of Hygiene and Tropical Medicine. As such through careful design, the proposal preserves the character and appearance of the Conservation Area whilst enhancing the visual appearance of the building.

### *Design*

Chapter 7 of the London Plan sets out the Mayor's policies on a number of issues relating to London's places and spaces. Policy 7.2 (An Inclusive Environment) requires all new development in London to achieve the highest standards of accessible and inclusive design, while Policy 7.4 (Local Character) states that *"development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings"*. Part D of Policy 7.6 (Architecture) states that buildings and structures should *"not cause unacceptable harm to the amenity of surrounding land and buildings"*.

At a local level, Policy D1 (Design) of the Camden Local Plan states that the Council will seek to secure high quality design in developments. The policy requires developments to respect local context and character, alongside preserving or enhancing the historic environment. Any proposed materials are also required to be of high quality and complement the local character.

As set out the Design and Access Statement, the scheme proposes to improve the quality of the façade fronting 15-17 Tavistock Place. The proposed door will be a direct replacement for the current insitu doors and as such will sit within the existing stonework structural opening. As this application seeks the replacement of the current doors, the proposal will not alter the overall design and composition of the façade. The proposed doors will be constructed from timber, and will utilise high quality materials as required by Policy D1. Details of the proposed materials are contained with this application and seek formal approval as part of this application.

In addition, the proposed works include the introduction of a ramp and associated railings at the entrance of TP1. The length of the ramp has been designed to achieve a gradient and width which ensures level access to the Site can be obtained by wheelchair users. The associated railings proposed as part of this application have also been designed to a high quality, and seek to respect the respecting the prevailing character of the wider conservation area.

In summary therefore, the proposed works align with the requirements of Policy D1 which seeks to ensure developments are of a high quality, respect local context and character, and utilise materials which further complement the local character.

### *Conclusion*

The proposals for which this application seeks approval are minor in nature and will enhance the already attractive façade. The replacement door will sit within the existing frame and therefore will not alter the overall composition of the façade. The materials are of high quality, simple in nature and complement the building and the appearance of the Conservation Area

The proposals relating to the introduction of the ramp will ensure the building can be easily accessible to all and will improve the welcoming experience when entering the London School of Hygiene and Tropical Medicine. The associated railings have been designed to ensure they are of high quality and are in keeping with the design character of both the Site and the Bloomsbury Conservation Area.

We conclude therefore that the proposals as a whole, accords with Camden's Development Plan including Camden's Local Plan (2017) and longer standing Camden Planning Guidance documents.

The application has been submitted online via the planning portal (**PP-08363693**) and the required fee has also been paid via the planning portal. 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.

Yours faithfully,

MONTAGU EVANS LLP

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