

Application ref: 2019/5482/L
Contact: John Diver
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Date: 18 December 2019

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Deloitte Real Estate
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**UCL 55-59 Gordon Square
London
WC1H 0NU**

Proposal:

Internal and external alterations to facilitate a change of use of part of basement level of Nos.55-56 Gordon Square from student accommodation to nursery
Drawing Nos: (Prefix: 190775): 1150 P1, 1151 P1, 1200 P1, 1210 P1, 1410 P1, 2200 P1, 2210 P1, 2400 P1, 5200 P1, 5300 P1, 5400.

Design And Access Statement (prepared by Kendall Kingscott); Planning Statement (prepared by Deloitte Real Estate); Heritage Statement (prepared by Alan Baxter Associates); Photographic Schedule (prepared by Kendall Kingscott); Schedule of Works (prepared by Kendall Kingscott); Acoustic Report (prepared by Environmental Equipment Corporation Ltd); Emergency Plan (prepared by UCL); Tree Survey/Arboriculture Report (prepared by Sylva Consultancy); and Management Plan (prepared by UCL)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three

years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 190775): 1150 P1, 1151 P1, 1200 P1, 1210 P1, 1410 P1, 2200 P1, 2210 P1, 2400 P1, 5200 P1, 5300 P1, 5400.

Design And Access Statement (prepared by Kendall Kingscott); Planning Statement (prepared by Deloitte Real Estate); Heritage Statement (prepared by Alan Baxter Associates); Photographic Schedule (prepared by Kendall Kingscott); Schedule of Works (prepared by Kendall Kingscott);Acoustic Report (prepared by Environmental Equipment Corporation Ltd); Emergency Plan (prepared by UCL); Tree Survey/Arboriculture Report (prepared by Sylva Consultancy); and Management Plan (prepared by UCL)

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

- 4 A) The development shall be carried out in strict accordance with the Heritage Statement (prepared by Alan Baxter Associates) and Schedule of Works (prepared by Kendall Kingscott) hereby approved.

B) All new joinery shall exactly match existing adjacent historic examples unless otherwise specifically approved in writing by the local planning authority. Should such an approval be necessary, details including plan, elevation and section drawings of all new joinery at a scale of 1:10 shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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.

Informative(s):

- 1 Reason for granting consent:

Externally, changes sought would remain minor in nature and would include the replacement of some non-original doors and windows as well as the relandscaping to the rear lightwells. The replacement windows and doors

would not involve the loss of original features / fabric, and the replacements have been designed to match existing in terms of the pattern of glazing and materials for frames. To make safe existing the rear lightwells for children, the existing flagstone are to be carefully lifted and relaid. Once levelled, a build up will be added followed by a combination of EPDM Rubber Safety Flooring and Artificial Leisure Grass to provide a safe play area for the children. This methodology was negotiated at pre-app stage to not impact the flagstone below, remain reversible and not require intervention to historic thresholds and steps. New gates are also to be added to existing (non-original) railings. These would match others already in situ and are of an appropriate design. Subject to aforementioned conditions, the external works would not cause harm to the significance of the terrace.

Overall, the works would result in some minor harm to the heritage asset by means of the new opening to be formed at basement level. This harm would remain less than substantial and would facilitate securing a use across the site that has been deemed the optimal viable use in these areas. The expanded nursery would also generate a number of social benefits for staff and students of the college and would help to support and encourage a highly valued piece of social infrastructure. In this instance, the minor harm identified would be considered to be outweighed by the benefits secured by allowing the existing nursery to expand and improve its facilities and offer to the local community and college service users.

The public benefits derived from the proposal would be considered to clearly outweigh the less than substantial harm caused. In this instance, such harm is therefore permissible in accordance with para.196 of the NPPF (2019). Subject to securing the methodology of works set out in presented reporting, the works are therefore considered to remain acceptable on balance.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. No objections were received following public consultation.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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