

Application ref: 2019/6085/L
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Date: 17 January 2020

Development Management
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Saunders Boston Limited
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
UCL South Wing Building
Gower Street
London
WC1E 6BT

Proposal: Installation of 2 x new AC units and 1 x replacement AC unit at roof level; and internal works associated with the creation of 2 new data and network cupboards (retrospective).

Drawing Nos: PS00999 - SBA-XX-02-DR-A-0910 rev P1, PS00999 - SBA-XX-R0-DR-A-0911 rev P1, PS00999 - SBA-XX-R0-DR-A-0012 rev P1, PS00999 - SBA-XX-02-DR-A-0010, PS00999 - SBA-XX-ZZ-DR-A-0901 rev P1, PS00999 - SBA-XX-00-DR-A-001 rev P1, PS00999 - SBA-XX-00-DR-A-002 rev P1, Design and Access Statement including Assessment of Heritage Significance, and Plant Noise Impact Assessment by EED Ltd.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PS00999 - SBA-XX-02-DR-A-0910 rev P1, PS00999 - SBA-XX-R0-DR-A-0911 rev P1, PS00999 - SBA-XX-R0-DR-A-0012 rev P1, PS00999 - SBA-XX-02-DR-A-0010, PS00999 - SBA-XX-ZZ-DR-A-0901 rev P1, PS00999 - SBA-XX-00-DR-A-001 rev P1, PS00999 - SBA-XX-00-DR-A-002 rev P1, Design and Access Statement including Assessment of Heritage Significance, and Plant Noise Impact Assessment by EED Ltd.

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.

Informatives:

1 Reasons for granting listed building consent:

Retrospective listed building consent is sought for works to the UCL South Wing Building, including the creation of two small internal rooms, the moving of an internal door and the installation of new air conditioning plant at roof level. The South Wing building forms a part of the main UCL Quadrangle and is within the Grade I listed UCL core building.

The new rooms are to serve as data and network distribution cupboards and the relocated door has been moved from one modern partition wall to another. The works are fairly light touch and involve the construction of a very small amount of new stud and plasterboard partition walls, the implementation of which can be reversed. The only demolition is to a stud and plasterboard wall dating from the 1960s which is of low significance.

Externally, two air conditioning units have been located in a gulley between the main roofs of the South Wing building, and the third would be in a comparable location nearer the junction with the Wilkins Building. These locations are already host to similar plant equipment and are not overlooked aside from other UCL buildings. In this context, the additional equipment would not appear out of character, and would preserve the appearance and significance of the Grade I listed building. Effort has been made to ensure that all penetrations through the historic fabric are as small as possible and that pipework is routed in the shortest, most discreet locations.

The building's primary significance is considered to be its contribution to the unity of the main UCL quadrangle. The principal component of the quadrangle is the original portico-ed Wilkins Building that forms its eastern boundary. The later perpendicular North (Slade Building) and South wings are subservient to the original building. However these components with their semi-rotundas complete with Corinthian columns, establish a further hierarchy in comparison to the later additions of the Pearson and Chadwick buildings which form the western returns parallel to Gower Street.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building, and could be reversible in future if no longer required. The works would enhance the quality of the internal teaching spaces and are therefore conducive to securing the optimal use of the building.

No objections were received prior to the determination of this application. Historic England have authorised the Local Planning Authority to determine the application as they see fit.

The site's planning history has been taken into account prior to making this

decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policy D2 of the 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer