

Application ref: 2019/3918/L
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Ian Ritchie Architects
110 Three Colt Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

School Of Hygiene And Tropical Medicine
Keppel Street
London
WC1E 7HT

Proposal:

Internal refurbishment including changes to partitions, floor finishes, ceilings, doors and services. External alterations including reconfiguration of 2 window openings facing the north courtyard, replacement of 2 north courtyard facing and 3 south courtyard facing windows, new riser enclosures and services. New services infrastructure works including new extract ducts, new maintenance access stair on Gower Street façade level connecting L4 terrace with the roof, replacement of the existing chillers on the roof facing Gower St, new extract fan on the West wing roof at level 5, replacement of the existing basement boiler plant and removal of redundant services from the internal courtyard facades.

Drawing Nos: 739-IRAL-02-08- 0000 rev 3A, 1800 rev 3A, 1801 rev 3A, 1802 rev 3A, 1803 rev 3A, 1804 rev 3A, 1805 rev 3A, 1806 rev 3A, 1807 rev 3A, 1808 rev 3A, 1809 rev 3A, 1901 rev 3A, 1904 rev 3A, 1905 rev 3A, 1909 rev 3A, 1910 rev 3A, 2000 rev 3A, 2001 rev 3A, 2002 rev 3A, 2003 rev 3A, 2004 rev 3B, 2005 rev 3B, 2006 rev 3B, 2007 rev 3A, 2008 rev 3A, 2009 rev 3B, 2022 rev 3A, 2029 rev 3B, 2031 rev 3A, 2032 rev 3A, 2033 rev 3A, 2034 rev 3A, 2101 rev 3B, 2104 rev 3B, 2105 rev 3A, 2109 rev 3A, 2110 rev 3A, 22S1 rev 3B, 22S2 rev 3B, 22W1 rev 3A, 2501 rev 3B, 3001 rev 3A, 3501 rev 3B, 4302 rev 3A, 7001 rev 3B; 739-IRAL-02-DR-26- 7020 rev 4B, 7027 rev 4A; 739-IRAL-02-DR-29- 7001 rev 4C, 7002 rev 4C; Design and Access Statement Phase 2b/2c dated June 2019 by Ian Ritchie architects; LSHTM Phase 2b Noise

Impact Assessment dated 15.7.19 by Gillieron Scott; file note 739-IRAL-FN-202 rev 3B; Structural survey report Phase 2b dated 13th September 2019.

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: 739-IRAL-02-08- 0000 rev 3A, 1800 rev 3A, 1801 rev 3A, 1802 rev 3A, 1803 rev 3A, 1804 rev 3A, 1805 rev 3A, 1806 rev 3A, 1807 rev 3A, 1808 rev 3A, 1809 rev 3A, 1901 rev 3A, 1904 rev 3A, 1905 rev 3A, 1909 rev 3A, 1910 rev 3A, 2000 rev 3A, 2001 rev 3A, 2002 rev 3A, 2003 rev 3A, 2004 rev 3B, 2005 rev 3B, 2006 rev 3B, 2007 rev 3A, 2008 rev 3A, 2009 rev 3B, 2022 rev 3A, 2029 rev 3B, 2031 rev 3A, 2032 rev 3A, 2033 rev 3A, 2034 rev 3A, 2101 rev 3B, 2104 rev 3B, 2105 rev 3A, 2109 rev 3A, 2110 rev 3A, 22S1 rev 3B, 22S2 rev 3B, 22W1 rev 3A, 2501 rev 3B, 3001 rev 3A, 3501 rev 3B, 4302 rev 3A, 7001 rev 3B; 739-IRAL-02-DR-26- 7020 rev 4B, 7027 rev 4A; 739-IRAL-02-DR-29- 7001 rev 4C, 7002 rev 4C; Design and Access Statement Phase 2b/2c dated June 2019 by Ian Ritchie architects; file note 739-IRAL-FN-202 rev 3B; Structural survey report Phase 2b dated 13th September 2019.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Notwithstanding the details hereby approved relating to the doors, 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) the relocation of the existing original doors.
 - b) full details of proposed modifications to original doors along with any replacement doors including opening mechanism where needed.

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 Reasons for granting consent-

The Phase 2b&c scheme involves internal alteration works of refurbishment and external works to replace and upgrade ventilation equipment.

The internal works comprise new or altered partitions, floors, ceilings, doors, windows and services and relate to the teaching lab, write-up space, refurbished WC facilities and new central services autoclave facilities at level 2 within the NW, West and Central wings of the 1929 building. The alterations have been reviewed by the Council's conservation officer and, as revised, they are generally now considered acceptable in terms of impact on historic fabric and plan form. However the extent of historic door removals/replacements is unacceptable as proposed and it is recommended that a condition is imposed to secure further revised details incorporating for example an alternative powered door opening/closing system to assist access.

The external works comprise enhancements to service infrastructure, including replacement of the basement boiler plant and NW roof chiller plant, additional duct risers in the North Courtyard and South Courtyard, and removal of redundant services from the internal courtyard facades. Much of it is within the building or internal courtyards and not visible from the public realm. The various flues and equipment are considered acceptable, as the "back of house" elevations have already been heavily compromised by previous installation of services and there is no harmful impact on historic fabric. The replacement of some windows within internal courtyards is also acceptable.

The only equipment visible in the public realm is the replacement of 3 existing chillers on Gower Street frontage by 4 new larger chiller units with acoustic attenuators. The basic units will be the same width and height as existing but will have acoustic attenuators set back from the front and projecting 1m above and on both sides. They will be marginally more visible than the existing units from street level but, given the amount of utilitarian structures such as guardrails and other plant already on this rooftop, this additional minor visible element will not have a harmful impact on the character and appearance of the building.

The new external metal staircase with mesh screens between the roof and level 4's front terrace on Gower Street is required for maintenance access and health & safety reasons. Although this will be a highly visible element, it will be seen against the backdrop of an exposed flank wall and is well setback behind the front parapet, thus reducing its prominence. Given the use of galvanised metal materials similar in colour to the stonework and the existence of numerous other guardrails already on the roof of this building and neighbouring one, it is considered on balance that this additional feature is acceptable and will not harm the character and appearance of the building.

Special regard has been attached to the desirability of preserving the listed building, its setting and 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and 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.

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