

Application ref: 2020/1621/P
Contact: Laura Hazelton
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Date: 5 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Deloitte Real Estate
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Slade School of Art
North Wing
Gower Street
London
WC1E 6BT**

Proposal:

External refurbishment, repair and maintenance works to improve thermal performance, including the replacement of roof lights to roofs 4-7 with new double glazed units, replacement and renovation works to the windows, repairing existing slate and asphalt roofs, light clean to the front elevation, the erection of scaffolding to carry out these works and associated works (SCOPE A).

Drawing Nos: 19-2306-100-01A, 19-2306-100-02A, 19-2306-100-03A, 19-2306-100-04A, 19-2306-100-05A, 19-2306-100-06A, 19-2306-100-08, 19-2306-100-10A, 19-2306-100-11B, 19-2306-100-15, 19-2306-100-16, 19-2306-100-17, 19-2306-100-18, 19-2306-100-19, 19-2306-100-20A, 19-2306-100-21, 19-2306-100-22, 19-2306-100-23A, 19-2306-100-24A, 19-2306-100-25B, 19-2306-100-26B, 19-2306-100-27, 19-2306-200-01D, 19-2306-200-02D, 19-2306-200-03C, 19-2306-200-04C, 19-2306-200-05B, 19-2306-200-06A, 19-2306-200-07C, 19-2306-200-08B, 19-2306-200-10B, 19-2306-200-11B, 19-2306-200-12B, 19-2306-200-13B, 19-2306-200-14B, 19-2306-200-15B, 19-2306-200-16B, 19-2306-200-17B, 19-2306-200-18B, 19-2306-200-21A, 19-2306-200-24, 19-2306-200-26B, 19-2306-200-28, FKR-3988-01-DR-01-01, FKR-3988-01-DR-02-01, FKR-3988-01-DR-03-00, FKR-3988-01-DR-04-00, FKR-3988-01-DR-05-00, FKR-3988-01-DR-06-00, FKR-3988-01-DR-07-00, FKR-3988-01-DR-08-00, Sustainability Statement rev 01 dated 19 March 2020, Planning, Design, Access and

Heritage Statement dated April 2020, Specification of works - Scope A dated 2 March 2020, Specification of works - Scope A Addendum dated 9 April 2020, Justification Report - Scope A, Part 4A Schedule of Works - Roof Upgrade (Roofs 4-7), Appendix B - Scaffold Making Good.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

19-2306-100-01A, 19-2306-100-02A, 19-2306-100-03A, 19-2306-100-04A, 19-2306-100-05A, 19-2306-100-06A, 19-2306-100-08, 19-2306-100-10A, 19-2306-100-11B, 19-2306-100-15, 19-2306-100-16, 19-2306-100-17, 19-2306-100-18, 19-2306-100-19, 19-2306-100-20A, 19-2306-100-21, 19-2306-100-22, 19-2306-100-23A, 19-2306-100-24A, 19-2306-100-25B, 19-2306-100-26B, 19-2306-100-27, 19-2306-200-01D, 19-2306-200-02D, 19-2306-200-03C, 19-2306-200-04C, 19-2306-200-05B, 19-2306-200-06A, 19-2306-200-07C, 19-2306-200-08B, 19-2306-200-10B, 19-2306-200-11B, 19-2306-200-12B, 19-2306-200-13B, 19-2306-200-14B, 19-2306-200-15B, 19-2306-200-16B, 19-2306-200-17B, 19-2306-200-18B, 19-2306-200-21A, 19-2306-200-24, 19-2306-200-26B, 19-2306-200-28, FKR-3988-01-DR-01-01, FKR-3988-01-DR-02-01, FKR-3988-01-DR-03-00, FKR-3988-01-DR-04-00, FKR-3988-01-DR-05-00, FKR-3988-01-DR-06-00, FKR-3988-01-DR-07-00, FKR-3988-01-DR-08-00, Sustainability Statement rev 01 dated 19 March 2020, Planning, Design, Access and Heritage Statement dated April 2020, Specification of works - Scope A dated 2 March 2020, Specification of works - Scope A Addendum dated 9 April 2020, Justification Report - Scope A, Part 4A Schedule of Works - Roof Upgrade (Roofs 4-7), Appendix B - Scaffold Making Good.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission

The Slade building occupies the North wing of University College (UCL) which with the South wing form two sides of the university's main quadrangle facing Gower Street. The complete composition is Grade I listed. Surrounding and within close proximity to the Slade the buildings are grade II listed.

The proposals for Scope A involve the erection of scaffolding; window repairs, upgrades and replacement in specific locations; rooflight replacements to roofs 4-7 with double and triple glazed lights; roof repairs to roofs 9-13 and 17; and the cleaning of the elevations. Generally the works seek to reduce the building's current high energy consumption and carbon footprint as well as to improve the internal environment for the users of the building.

The design of the scaffold, and in particular the number and location of fixings has been refined and reduced in response to concerns raised. The design now involves the least number of fixings in the dressed Portland stone of the front elevation, to be positioned in the least visually obtrusive locations and installed by the least invasive fixing method.

The majority of roof lights appear to date from the later part of the 20th century and as such the replacement of the single glazing with double and triple is in this instance not considered contentious.

The replacement of the second floor timber clerestory windows is disappointing in terms of the reduced proportions of glazing to framing and subsequent loss of light to the interior; however, sound justification has been given. Additional depth to the guttering immediately beneath the clerestory windows is required to counter extreme weather and subsequent rain ingress into the building. This new detail will also allow the inclusion of insulation. One section of the clerestory retains the historic opening mechanisms and this length of roof will be retained unaltered but upgraded to ensure it is fully waterproof.

The additional depth and roof build up relating to the installation of roof insulation have been considered in detail and the design ensures that there would be no discernible change to the appearance of the roofs from the main quad or from the surrounding listed buildings or from wider views within the conservation area.

Historic England raised concern about the use of resin repairs to the windows and highlighted that traditional timber joinery repairs should be the method undertaken. The applicant has confirmed that generally the repairs to windows will involve re glueing and redecoration.

This consent relates to works to the external envelope of the building and includes making good internally, only. The proposed works have been reviewed by the Council's Conservation Officer and are not considered to harm the significance of the Grade I Slade building nor are they considered to harm the setting of the neighbouring Listed Grade II building. Nor will the scheme negatively impact the character or appearance of this part of the Bloomsbury CA.

Due to the location and nature of the proposals and the limited external works,

the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State.

- 2 The planning history of the site has been taken into account when coming to this decision and 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.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 policies D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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.
- 5 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer