

Application ref: 2020/1635/L
Contact: Laura Hazelton
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Development Management
Regeneration and Planning
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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:

**Slade School of Art
North Wing
Gower Street
London
WC1H 0PD**

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, replacement of roof lights to roofs 9-13 with new triple glazed units, installation of new roof insulation to existing slate and asphalt roofs, light clean to the front elevation and the erection of scaffolding to carry out these works and associated works (SCOPE B).

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, 19-2306-100-13B, 19-2306-100-28, 19-2306-100-29, 19-2306-100-30, 19-2306-100-31, 19-2306-200-19B, 19-2306-200-22A, 19-2306-200-23A, 19-2306-200-25B, 19-2306-200-27, 19-2306-200-29, 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, Planning, Design, Access and Heritage Statement, Sustainability Statement rev 05 dated 19 March 2020, Specification of Works - Scope B dated 2 March 2020, Justification Report - Scope B, Part 4B Schedule of Works - Roof Upgrades (Roofs 8 - 13), Appendix B - Scaffold Making Good

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:

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, 19-2306-100-13B, 19-2306-100-28, 19-2306-100-29, 19-2306-100-30, 19-2306-100-31, 19-2306-200-19B, 19-2306-200-22A, 19-2306-200-23A, 19-2306-200-25B, 19-2306-200-27, 19-2306-200-29, 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, Planning, Design, Access and Heritage Statement, Sustainability Statement rev 05 dated 19 March 2020, Specification of Works - Scope B dated 2 March 2020, Justification Report - Scope B, Part 4B Schedule of Works - Roof Upgrades (Roofs 8 - 13), Appendix B - Scaffold Making Good

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 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) Full details of new Portland stone insets to cills, coping stones, cappings to chimneys, decorative details and resurfacing of stone detailing

b) Samples of the repair/making good of scaffold fixing areas to both Portland stone and stock brick, to be provided and agreed on site with the conservation officer

c) Full details of draft proofing to windows

d) Full details of all window furniture/ironmongery

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Trial areas demonstrating the proposed light cleaning, redressing and descaling of the Portland stone to be provided and agreed on site prior to the commencement of the masonry works. No abrasive or chemical work to the masonry is hereby granted 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.

- 5 All joinery repairs or replacement sashes shall exactly match the original historic examples in material, elevation, frame and glazing bar section and opening form unless hereby agreed.

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.

- 6 All re-pointing or new mortar joints and making good to the historic fabric of the Grade I building shall be carried out in a lime based mortar.

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.

- 7 All existing Westmoreland roofing slates removed to enable the insulation installation shall be salvaged and reused wherever possible. All replacement slate to be Westmoreland slate re-laid to exactly match existing examples and including diminishing courses if applicable.

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.

- 9 Prior to commencement of the relevant works, full details of joinery repair methods shall be submitted to and approved in writing by the Local Planning Authority. The relevant part of the works shall be carried out in accordance with the details thus approved

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.

- 10 All historic window and door furniture/ironmongery including opening

mechanisms/crank handles etc. shall be retained on site and reused.

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.

- 11 All joinery removed during the course of these works shall be salvaged and retained on site and reinstated on completion of the works, including but not limited to sarking boards, panelling, windows including framing, unless hereby approved by the local planning authority

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.

- 12 Any renewal of cast iron or plastic ventilation grilles or rainwater goods shall be replaced with cast iron to match existing examples on the building.

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.

- 13 The contractors shall ensure the relevant parts of the grade I building fabric are protected from damage, theft or loss at all times.

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 Listed Building Consent

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 B 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 and replacement rooflights and lanterns to roofs 9-13 and 17, the installation of roof insulation, cleaning of the elevations. The proposals are essentially the same as those submitted for Scope A (submitted under reference 2020/1621/P and 2020/1630/L) but include additional works to roof 9-13 and insulation.

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.

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.

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 London Plan 2016 and the NPPF 2019.

- 2 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.

- 3 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.

- 4 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



Daniel Pope
Chief Planning Officer