

Application ref: 2020/1896/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 8 June 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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:

**Engineering Front Building
University College London
Malet Place
London
WC1E 6BT**

Proposal: Amendments to the main entrance doors of the Engineering Front Building on Malet Place to improve pedestrian flow and door control arrangements.

Drawing Nos: 735-PPA-XX-XX-DR-A-2100 rev P02, 735-PPA-XX-XX-DR-A-2015 rev P02, 735-PPA-XX-00-DR-A-2250 rev P02, 735-PPA-XX-00-DR-A-2200 rev P02, 735-PPA-XX-00-DR-A-2400 rev P02, 735-PPA-XX-00-DR-A-2450 rev P02, and Design and Access Statement prepared by Penoyre Prasad ref: 735-PPA-ZZ-XX-RP-2000 Rev P03.

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: 735-PPA-XX-XX-DR-A-2100 rev P02, 735-PPA-XX-XX-DR-A-2015 rev P02, 735-PPA-XX-00-DR-A-2250 rev P02, 735-PPA-XX-00-DR-A-2200 rev P02, 735-PPA-XX-00-DR-A-2400 rev P02, 735-PPA-XX-00-DR-A-2450 rev P02.

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

Informative(s):

- 1 Reasons for granting permission

The proposals involve the installation of replacement ground floor entrance doors to the UCL Engineering Building on Malet Place. The existing entrance includes one glazed sliding double doorset and one glazed double doorset for disabled access, with two fixed glazed panels between. These would be replaced with three double doorsets within the existing aperture. The doors would be largely glazed with powder coated metal frames to match the existing materials.

Above the doors will be obscure glazing in a dark grey frame system to match the existing appearance, with mullions repositioned to align with the new door location. The existing canopy above the entrance is to remain, and the hanging signage will be re-hung to align with the new vertical frame of the doors.

The replacement doors are required as the existing doors are no longer fit for purpose, being of insufficient width for the increasing levels of circulation. The proposals seek to improve pedestrian flow to accommodate the increase in student numbers and improve the door control arrangements to prevent heat and energy losses.

The design impact would be limited given the use of matching materials and similar appearance of the replacement doors. As such, the proposals would preserve the character and appearance of the host building, streetscene, and this part of the Bloomsbury Conservation Area.

One doorset will be automated via an internal and external push pad for DDA users of the building. Overall, the proposals meet both general accessibility and DDA requirements.

Due to the location and nature of the proposals, 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. The planning history of the site has been taken into account when coming to this decision.

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.

- 2 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).
- 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer