

Application ref: 2020/2108/L  
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Date: 2 July 2020

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

Phone: 020 7974 4444

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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:  
**UCL Wilkins Building**  
**Gower Street**  
**London**  
**WC1E 6HJ**

Proposal:  
Installation of fan coil units for controlled heating and cooling in Room G10 and the Whistler Room and pipework in Rooms G09, G10, G11 and G90 of the Wilkins Building and associated works.

Drawing Nos:

Location Plan;

3012-UCL-SD01-P3;

3012-UCL-SD02-P3;

G-10 and Whistler Room - Photographic Schedule rev P1;

G-10 and Whistler Room - Planning Statement by Deloitte dated 2020;

G-10 and Whistler Room - Specification by Atkins dated June 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:

Location Plan;

3012-UCL-SD01-P3;

3012-UCL-SD02-P3;

G-10 and Whistler Room - Photographic Schedule rev P1;

G-10 and Whistler Room - Planning Statement by Deloitte dated 2020;

G-10 and Whistler Room - Specification by Atkins dated June 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 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.

Informative(s):

- 1 Reasons for granting listed building consent:

This application concerns the installation of fan coiled units to Room G10 and the Whistler Room along with pipework in Rooms G09, G10, G11 and G90 of the Wilkins Building and associated works.

The Wilkins Building is Grade I listed and forms the heart of the historic university campus. The southern part of the Wilkins Building suffered bomb damage during the 2nd WW and as a result part of the building fabric dates from the mid 20th century when the damage was made good on a like for like basis.

These works involve the installation of purpose built cabinets to house the units which will be sited within each room for comfort heating and cooling. The routes of the pipe work have been discussed in detail on site and will run in the least visually obtrusive locations. In the Whistler Room all the pipes will be run behind the existing joinery panels.

These works are not considered to harm the significance of the Listed Grade 1 building and the proposals are therefore acceptable.

No comments were received as a result of the public consultation through a Press Notice and a Site Notice.

Historic England responded with a letter of flexible authorisation, stamped and signed on behalf of the Secretary of State.

The site's planning history has been taken into account when making this decision.

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 proposal 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.

- 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 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.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.
- 6 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 blue rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment