

Application ref: 2020/2185/L  
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**Development Management**  
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Deloitte LLP  
1 New Street Square  
London  
EC4A 3HQ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Kathleen Lonsdale Building**  
**Gower Place**  
**London**  
**WC1E 6BN**

Proposal:

Installation of 7 x condensing units to replace 2 x existing units within the front lightwell and the refurbishment of the associated 5 x Cold Rooms at basement level, and associated works.

Drawing Nos: 20105\_SP01 rev A, 20105\_01 rev A, 20105\_02 rev A, 20105\_03 rev A, 20105\_04 rev B, Letter dated 3 July 2020, Scope of works dated 27 March 2020.

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: 20105\_SP01 rev A, 20105\_01 rev A, 20105\_02 rev A, 20105\_03 rev A, 20105\_04 rev B, Letter dated 3 July 2020, Scope of works dated 27 March 2020.

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 Any work of making good shall be carried out to exactly match the existing adjacent work 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 The removal of the redundant services shall be carried out with care to avoid damage to the historic fabric.

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

The Kathleen Lonsdale Building in Gower Place is Grade II-listed. Originally purpose built as the University chemistry laboratory in 1912-13 by FM Simpson. In addition, there are a number of designated highly important heritage assets in close proximity to the site including the Grade I-listed Wilkins Buildings. The KLB is located in the Bloomsbury Conservation Area, within Sub Area 3.

The building is described as having a dressed stone facade with later slate mansard roof and dormer with a symmetrical facade in modified Neo-Greek style with projecting end bays and a central temple fronted entrance accessed by paired stone steps.

Listed building consent is sought for the removal of two existing external air conditioning units within the front lightwell and their replacement with seven new units.

Internally, new units shall replace the existing within the refrigerated enclosures on a like for like basis. The existing fabric and insulated linings will remain untouched, re-using existing holes for routing of the new services, and the applicant has confirmed no new fixings will be made to the Portland Stone façade. The existing redundant equipment internally and externally shall be entirely removed. There are attendant Electrical and BMS works internally within the Labs in support of the works involving power and control wiring to the new equipment.

The proposals have been assessed by the Council's Conservation Officer who

considers there to be a negative visual impact associated with this proposal which in the wording of the NPPF, will cause less than substantial harm to the character and appearance of the listed building. The application justifies the visual harm caused by the additional condensing units as being balanced against the public benefit derived from the continued use of the building for research and teaching - its optimal viable use. The adverse visual impact is disappointing but the continued use of the building for which it was originally built is supported and is considered to outweigh the less than substantial harm caused. Internally the existing cold rooms will continue to be used as they currently are and the existing pipe runs will be reused.

No objections were received prior to the determination of this application.

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 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.
- 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 positioned above the typed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment