

Application ref: 2020/2957/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Email: [laura.hazelton@camden.gov.uk](mailto:laura.hazelton@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Deloitte LLP  
1 New Street Square  
London  
EC4A 3HQ  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**UCL Christopher Ingold Building**  
**20 Gordon Street**  
**London**  
**WC1H 0AJ**

Proposal: Erection of an external staircase at roof level (levels 4-6) and the creation of an external door on level 6.

Drawing Nos: 067/08/1; 067-08-1; 067-01-7; 067-M01-002; S.02; 067-02-1; 067-M01-001; 067-02-002; 067-02-003; 067-02-005; 067-02-004.

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: 067/08/1; 067-08-1; 067-01-7; 067-M01-002; S.02; 067-02-1; 067-M01-001; 067-02-002; 067-02-003; 067-02-005; 067-02-004.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the erection of an external staircase and new external door at roof level of the Christopher Ingold Building. The application site is located at the heart of UCL's core Bloomsbury Campus and is occupied by the UCL Department of Chemistry. The building is neither statutorily nor non-statutorily listed, although it is located in the Bloomsbury Conservation Area and there are a number of other designated heritage assets in close proximity to the site building including Grade II listed 20-24 Taverton Street and Grade II listed Campbell House.

Currently, level 6 is accessed via a vertical ladder from the roof at level 4. The proposals seek to address this health and safety issue and provide access to the plant room located on level 6 with the installation of a new external staircase on the roof at level 4 to serve levels 4, 5 and 6 and a new external door on level 6 to serve access to the plant room. The new staircase and door will be located to the rear of the building at roof level where they would not be visible from street level. As such, the works are considered minor in nature, and would not cause harm to the character and appearance of the conservation area or the setting of nearby listed buildings.

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



Daniel Pope  
Director of Economy, Regeneration and Investment