

Application ref: 2020/5131/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Email: [laura.hazelton@camden.gov.uk](mailto:laura.hazelton@camden.gov.uk)  
Date: 16 February 2021

**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)

Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**University College London**  
**Wilkins Quad**  
**Gower Street**  
**London**  
**WC1E 6BT**

Proposal:

Temporary installation of a marquee to be erected for a combined period of twelve months over the next 2 academic years (2020/2021 and 2021/2022) [part retrospective].  
Drawing Nos: 000-SLP, Marquee specifications document dated 16.02.2012, Design and Access Statement dated 06/11/2020, letter dated 6 November 2020 and photographs received 6 November 2020.

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 shall be carried out in accordance with the following approved plans: 000-SLP, Marquee specifications document dated 16.02.2012 and photographs received 6 November 2020.

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

- 2 The building hereby permitted is for a temporary period only and shall be

removed on or before 30 June 2022.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

Temporary permission is sought for the erection of a marquee within the Wilkins Quad for a maximum of 12 months over the next two academic years. The marquee is required due to the current Covid pandemic and the requirement for social distancing measures to safeguard the health of staff and students. These measures are being implemented across campus and are resulting in less intensive use of existing buildings and a requirement for additional space for teaching and study. In addition, following the national revision of A-Level results in August 2020, UCL has seen an unexpected increase in the number of students enrolling in this academic year. This has further increased pressure on space across the campus.

The marquee will be used as a pop-up facility that will provide additional student support space for enrolment and registration activities during the first term of the academic year. This is to maintain the relevant social distancing measures that have been implemented during the current COVID-19 pandemic. The enrolment/registration processes are also being staggered over a longer period to further enable social distancing. As it is likely that other student support activities may need a temporary location while social distancing measures are in place, permission is sought for the marquee to be erected for a maximum of 12 months over the 2020/2021 and 2021/2022 academic years. This would allow for it to be used for enrolment activities next year and possibly at other times over this period. Retrospective permission is sought as the structure was required in September 2020 for the start of the academic year.

The Marquee is installed within the Main Quad which is visible from the public realm and is within the Bloomsbury Conservation Area and surrounded by a number of sensitive heritage assets, including the grade I listed Wilkins Building. Although the development is one which the Council would not allow permanently, it is clear that it is a temporary structure due to its materials and appearance and it would not involve any permanent physical works or works to the adjacent listed buildings. Furthermore, the impacts caused by the proposals will only be for a limited period as the temporary marquee will only be erected for a maximum period of twelve months over the next two years, following which the site will return to its former state. Therefore, there will be no permanent visual impact on the historical nature of the site. A condition would be included to ensure the structure would only be in place for a maximum of 12 months within the academic years of 2020 - 2022.

Due to the location and nature of the proposals, there would be no impact on

neighbouring amenity by way of loss of outlook, daylight/sunlight or privacy.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the setting of the listed building under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Publication London Plan 2020 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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer