

Application ref: 2020/5699/P
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Date: 16 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE
Phone: 020 7974 4444
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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
The South Quad
Gower Street
London
WC1E 6BT

Proposal:

Use of the temporary teaching facility in South Quad for a further four academic years (2020-2024).

Drawing Nos: 909/PL/001 rev P1, 909-PL-002 rev P1, 909-PL-003 rev P1, 909-PL-004 rev P1, 909-PL-011 rev P1, 909-PL-012 rev P1, 909-PL-013 rev P1, 909-PL-014 rev P1, 909-PL-015 rev P1, 909-PL-016 rev P1, Statement of Justification dated November 2020; Design and Access Statement dated 27 November 2020 and letter dated 8 December 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: 909/PL/001 rev P1, 909-PL-002 rev P1, 909-PL-003 rev P1, 909-PL-004 rev P1, 909-PL-011 rev P1, 909-PL-012 rev P1, 909-PL-013 rev P1, 909-PL-014 rev P1, 909-PL-015 rev P1, 909-PL-016 rev P1.

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 31st December 2024.

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.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Temporary permission was previously granted for the erection of the buildings for education use for a period of three years until December 2018 (reference 2015/4395/P). The buildings were required to mitigate against the temporary closure of buildings and facilities during construction works associated with the implementation of UCL's Bloomsbury Masterplan. Permission is now sought for their retention for a further four academic years 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. UCL is therefore seeking to use the temporary teaching facility for a further four academic years between 2020-2024.

The site is not visible from the public highway and the South Quad is entirely surrounded by UCL buildings. Although it is regrettable that the structure had not been removed following the expiry of the previous consent, the extenuating circumstances of the existing pandemic are recognised as well as the necessity to safeguard public health and safety. Given the temporary nature of the structure, its size, materials, design and location is considered to balance the need to be sensitive to surrounding buildings, in particular the Wilkins building, whilst providing much needed additional space. As it would only be temporary,

it would also preserve the character and appearance of the Bloomsbury Conservation Area. A condition would be included to ensure the structure would only be in place for 4 years and would be removed after this time.

There would be reduced daylight and sunlight to the Anatomy Building and the Medical Sciences Building. These buildings are owned and occupied by UCL. The ground floor of the Medical Science Building is used as a workshop where natural light is not required. The Anatomy Building accommodates a student hub. Given its use and the demonstrated requirement for the temporary structure, the temporary loss of light and outlook would be acceptable in this instance.

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 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer