



# GERALDEVE

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldev.com](http://www.geraldev.com)

London Borough of Camden  
Planning and Borough Development  
5 Pancras Square  
London  
N1C 4AG

**FAO: Laura Hazelton**

21 July 2021

**Our ref: LOL/NFD/SNE/AJA/U0016699**

**Your ref: PP-09791541**

Dear Laura

**University College London, Central Building, Malet Place, London, WC1E 6BT**  
**Application for Full Planning Permission**

We have been instructed on behalf of our client, University College London, to submit an application for planning permission in respect of the installation of temporary plant, and associated scaffolding, at University College London, Central Building, Malet Place, London, WC1E 6BT, for the following:

**“Temporary installation of plant equipment and ductwork, scaffolding and associated external works.”**

**Site and Surroundings**

The proposed works would be situated along Malet Place, adjacent to the pedestrian tunnel through to the South Quad.

The surrounding area comprises various University buildings. The site is located within the Bloomsbury Conservation Area. The Site is not statutory listed. There are several listed buildings in close proximity to the Site, included the Grade II listed 17 Gordon Square to the east, the Grade I listed University College to the north and the Grade II listed 119-131 Gower Street to the west.

The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent).

**Background and Proposals**

The proposed development incorporates the installation of a temporary air handling unit and associated scaffolding at the Site. The temporary plant equipment would be located on scaffolding along Malet Place. The development is proposed for a temporary period over the summer months to assist with cooling of the BSU unit located within the Central Building to meet the required Home Office standards. Both the plant equipment and scaffolding would be removed upon cessation of their use.

The external plant equipment would be located on a temporary steel scaffolding structure located in Malet Place. The scaffolding structure will be capable of supporting the load of the cooling unit and the associated ductwork as well as two maintenance staff. A deck shall be constructed to allow an

accessible route underneath the platform from the existing fire escape. It is envisaged that the proposed plant system will require infrequent access. When access is required, it will be managed by UCL's on-site security.

The specification of the plant means that it will operate in parallel with the Site's existing plant equipment, therefore the temporary equipment will only be running when outdoor air temperatures are too high for the existing plant. This is likely to be during the latter part of the day only and the plant should not be required to run out of hours unless unusual weather conditions exist.

The proposed structure will be attached to the Central Building. The works are reversible and there will be no permanent impact on the conservation area or any nearby listed buildings. The proposals would not alter the quantum of floorspace at the Site.

The proposed works are for a temporary period from June 2021 to September 2021. The works for designing a permanent solution for additional plant has commenced, however such designs were not prepared in time for the 2021 summer months. The intention is for a permanent design solution to be finalised in the coming months to allow for the relevant planning permission to be obtained prior to the summer months of 2022. It is understood that a permanent solution would not be located on the elevation of the building, and instead consideration is currently being given to potential capacity at roof level.

### **Pre-application Discussions**

Pre-application meetings have been held with Camden planning, design and conservation officers regarding the current proposals. The principle of the planning application has been agreed with Officers, subject to a more appropriate permanent solution being developed for future years. The submission was informally shared with Laura Hazelton (Planning Officer) on 30 April 2021.

### **Local Development Framework**

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: The London Plan (2021), and the Camden Local Plan (2017).

Camden adopted a suite of updated Camden Planning Guidance documents on 25 January 2021.

The National Planning Policy Framework (2021, as amended) is also a material consideration.

### **Planning Assessment**

#### Design

Local Plan Policy D1 seeks to secure high quality design in development. Development will be required to respect local context and character and reserve or enhances the historic environment and heritage assets. The Council expects excellence in architecture and design. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

It is recognised that the UCL Bloomsbury Campus contributes significantly to the heritage and character of the Bloomsbury Conservation Area and it is important that the character of the settings of the nearby listed buildings are not harmed. The proposals will only cover a small area and are of simple design.

The works are proposed for a short temporary period of four months to assist with cooling of the BSU unit to meet the required Home Office standards. The proposal is of a temporary nature and does not involve any permanent physical works or works to nearby listed buildings. Furthermore, the impacts caused by the proposals will only be for a limited period as the temporary structure will be in situ for a maximum period of four months, 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.

The proposals are therefore considered to comply with local plan policy D1 and D2.

### Amenity

Through Local Plan Policy A4, Camden seek to ensure that noise and vibration is controlled and managed.

A Plant Noise Impact Assessment prepared by Hann Tucker Associates assesses the impact of the proposed development in terms of noise emissions on the worst affected neighbouring residential window. The report indicates that the proposed plant should be capable of achieving the proposed environmental noise criteria at the worst affected neighbouring residential window. Additionally, the report notes that the noise levels proposed are no higher than general plant and traffic noise in the area so should not interfere with any teaching rooms.

Overall, the proposals have been demonstrated to comply with Policy A4 of Camden's Local Plan.

### **Summary**

The development will allow the Central Building to meet the required Home Office standards when outdoor air temperatures are too high for the existing plant to meet these standards, for a temporary period whilst a permanent solution is designed. It is considered that the proposals for which planning permission is sought comply with the relevant statutory tests and planning policies within the Camden Local Plan. It is considered that there are no material considerations of sufficient weight to determine that the application is determined other than in accordance with the Development Plan. On this basis, planning permission should be granted for the application accordingly.

### **Application Documentation**

As part of the submission of the application on the Planning Portal, we enclose the following documents:

- Application Form, duly completed and signed;
- Covering Letter (this document);
- Site Location Plan, prepared by Fulkers Bailey Russell;
- BSU Temporary Chiller Location, and Scaffolding Plan, prepared by Artic;
- Central Plant Drawing, prepared by Hoare Lea;
- Indicative Scaffolding Location;
- Air Condition Specification, prepared by Andrews Air Conditioning;
- Services Support and Suspension Systems Specification, prepared by Hoare Lea;
- BSU Compliance Package, Scaffold and Associated Works, prepared by Fulkers Bailey Russell;
- Environmental Noise Survey and Plant Noise Impact Assessment, prepared by Hann Tucker Associates; and
- UCL Scaffold Standards, prepared by UCL.

The application fee of **£462** has been paid concurrent to the submission of this application.

In the meantime, should you have any questions, please do not hesitate to contact Sam Neal (020 3486 3312) or Andrew Jackson (020 3486 3734) of this office.

Yours faithfully,

*Gerald Eve LLP.*

**Gerald Eve LLP**