

Application ref: 2021/3601/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: 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

www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**University College London
Central Building
Malet Place
London
WC1E 6BT**

Proposal:

Temporary installation of plant equipment and ductwork, scaffolding and associated external works (retrospective).

Drawing Nos: 00-04, M_01, Environmental Noise Survey and Plant Noise Assessment Report ref: 28780/PNA1, Scaffold Standard document dated 27/05/2015, HPAC90 - Chiller Unit specifications, Hoare Lee UCL BSU Compliance audit sheet, scaffolding location visualisation, Fulkers Bailey Russell BSU Compliance package, Cover letter dated 21/07/2021,

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: 00-04, M_01, Environmental Noise Survey and Plant Noise Assessment Report ref: 28780/PNA1, Scaffold Standard document dated 27/05/2015, HPAC90 - Chiller Unit specifications, Hoare Lee UCL BSU

Compliance audit sheet, scaffolding location visualisation, Fulkers Bailey Russell BSU Compliance package.

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

- 2 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.

- 3 The structure hereby permitted is for a temporary period only and shall be removed and the site made good on a like for like basis on or before 30 September 2021.

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.

The proposed works involve the temporary installation of external plant equipment and associated scaffolding to the west elevation of the UCL Central Building fronting Malet Place. The proposed plant comprises an air handling unit which is required over the summer months to assist with cooling of the BSU unit within the building to meet Home Office standards. The external plant equipment would be located on a temporary steel scaffolding structure within Malet Place. Retrospective temporary permission is being sought as the unit was installed in June 2021 and is required for the summer months from June 2021 to September 2021. The proposed plant would operate in parallel with the site's existing plant equipment, and only when outdoor temperatures are too high for the existing plant, which is likely to be during the latter part of the day.

The site is in the Bloomsbury CA. The location is central to the UCL campus and passed by many hundreds of students and staff during academic term time. The proposed cooling equipment would occupy a key focal point and would be seen from a distance when looking along the length of Malet Place from the south. It is important that these historic buildings (not listed) maintain an attractive and ordered appearance fronting Malet Place. Ad hoc installations generally would be resisted so they don't start to proliferate and give a "back of

house" air to this main thoroughfare though the university.

However this application is for a temporary solution, and works for designing a permanent solution for additional plant has commenced. 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.

Given the temporary nature of the proposals which are fully reversible, there would be no permanent impact on the conservation area or on any nearby listed buildings, and the Council's Conservation Officer has confirmed they have no objections to the application subject to a condition securing the removal of the structure.

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.

A Plant Noise Impact Assessment prepared by Hann Tucker Associates assessed 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.

No objections were received prior to the determination of this application and the Bloomsbury CAAC confirmed they have no comments. 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, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer