



**GERALDEVE**

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

72 Welbeck Street, London W1G 0AY  
Tel. +44 (0)20 7493 3338  
[geraldev.com](http://geraldev.com)

**Our ref: LOL/NFD/SNE/SOTH/U0017034**

**Your ref: PP-10345653**

17 November 2021

Dear Sir/ Madam

**University College London, Queen Square House, London  
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 external works at Queen Square House, London ("the Site").

Planning permission is sought for;

**"Proposed external works relating to Queen Square House including the installation of a new air handling unit (AHU) and associated support gantry, installation of secondary glazing adjacent to the new AHU, removal of existing roller shutter doors and replace with new insulated wall infill, two new external doorsets, new external handrail, and associated works."**

**Site and Surroundings**

Queen Square House's main entrance is located on Queen Anne's Walk. To the north of the site is Guildford Street and adjacent to the south-west is Queen Square. The site is currently used for education purposes by University College London (UCL). The building is not statutory listed, although it does fall within the Bloomsbury Conservation Area.

The surrounding area consists of other University and medical buildings such as the National Hospital for Neurology and Neurosurgery to the south of the site, and Great Ormond Street Hospital for Children round the corner from the site. There are several listed buildings nearby, such as the adjacent National Hospital for Neurology (Grade II listed), and Numbers 13, 14, and 15 Queen Square are also all Grade II listed.

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

**Relevant Planning History**

From a review of the Council's online planning register, we have provided a summary of the relevant planning applications relating to the Site.

On 5 February 2010, a planning application (ref: 2009/4974/P) was approved for the following proposal:

**“Erection of plant to flat roof on the north east corner of hospital building (Class C2) fronting Guildford Street”.**

On 11 June 2007, a planning application (ref: 2007/1937/P) was approved for the following proposal:

**“Erection of block wall and metal louvre enclosure at ground level adjoining the service yard access off Guilford Street to accommodate new plant associated with a new Functional Magnetic Resonance Scanner at basement level”.**

On 31 October 1968, a planning application (ref: M14/25/A/6008) was approved for the following proposal:

**“Redevelop the sites of 47-50 Guilford Street and Queen Square House, Camden for Hospital purposes”.**

Finally, in 1965, a planning application (CTP/M14/25/A/454) was approved for the following proposal:

**“Redevelopment of the site of 47-50 Guilford Street and Queen Square House by the erection of a building comprising basement lower ground floor car park, two storey and a seven storey tower above, with an eighth storey tower plant house”.**

## **Background and Proposals**

The reason for these proposed works to be carried out are to provide new clinical trials accommodation and to upgrade the space inside the building to meet the basic requirements for UCL to function efficiently in this building. Therefore, to do so, there are both internal and external works to the building proposed to meet these requirements. In summary, the external works are as follows:

- Installation of a new AHU unit and support gantry;
- Addition of secondary glazing as a safety precaution following the new AHU;
- Two new external doorsets to comply with fire regulations;
- Removal of existing roller shutter doors and installation of new insulated wall infills; and
- A new external handrail along the entrance ramp.

To clarify, as the building is not statutory listed and because the proposals are not related to a material change of use of the building, the internal alterations that are being undertaken do not require planning permission and are therefore not being considered under this application. However, reference is given on the relevant supporting plans for context to support some of the proposed external changes.

The proposed new AHU is to serve the existing lecture theatre, as well as the new spaces that would be created from the proposed internal alterations, as the existing plant is not performing sufficiently. This will be located externally and directly above the existing lecture theatre. This location is within a 'well' formed between three buildings (Queen Square House and two wings of

the NHNN building), and so will not be obvious to those passing-by. Due to building ownership and the size of the unit, a supporting gantry structure is required to hold the AHU due to the positioning of surrounding plant equipment. Due to the proposed location of the AHU unit, secondary glaze windows are proposed to be installed with frosted manifestations, adjacent to the new AHU (to First floor lab spaces) to provide fire resistance and acoustic attenuation from the new AHU unit for those internally.

At ground level, there are currently roller shutter doors to the east of the site, adjacent to the goods yard. At present, plant and storage are located behind these roller shutters internally. However, as part of the internal changes, UCL are looking to refurbish part of this space and make it into an Infusion Suite which is where medical practices would be undertaken. Due to this, there is a requirement to remove the roller shutters and improve the thermodynamics of the space to allow for appropriate re-purposing. Therefore, the proposal would look to replace the existing roller shutters that are proposing to be removed and install external wall fabric, with a dark grey hatch, to ensure the space is well insulated and waterproof.

The installation of two new external doorsets are proposed following discussions held with the UCL Fire Officer regarding the need for new fire escapes to exit the building in an emergency. The first set is within the service yard off of Guildford Street. The new door in this location will replace an existing door and is proposed in order to comply with new fire regulations. There is an existing air conditioning condenser located in the location where the new door is proposed which will be moved to allow ease of access. Along the western elevation, a new dedicated fire escape corridor and fire door is proposed to be installed to provide appropriate fire safety access. New curtain walling is to be installed parallel to the new access door which will have full height manifestation to provide data protection from external pedestrians seeing behind the reception desk. Four bike hoops will need to be relocated as a result of this alteration and will be installed further up the ramp, on the same side as they are situated now.

Finally, to improve access for non-ambulant users, a new lit handrail is proposed on the external entrance ramp. This will be fixed to the existing wall.

### **Local Development Framework**

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

Camden also have a number of adopted Planning Guidance documents which would be a material consideration.

The National Planning Policy Framework (2021) 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 enhance 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.

During design review for the proposed works, consideration has been given to the Site's location within the Bloomsbury Conservation Area, and its close proximity to nearby listed buildings.

Firstly, the AHU will not be directly visible from the main views along the west elevation from Queen Street, nor from the north side of the building along Guildford Street. The gantry structure to support this unit is to be in a metal finish that is as small as possible and will match the materiality and colour of the surroundings. The materiality of the secondary glazing that is being replaced will closely match the existing sets. Although, the proposed glazing will have frosted manifestation which would allow sunlight into the spaces but blur the AHU that was previously visible internally.

The roller shutters shall be removed, and the wall infill will replace these spaces with insulated external wall fabric and a dark grey hatch. The proposed blockwork is to match existing sizes, finish and setting out, to provide visual continuity between the new and existing masonry.

There are two new fire doors proposed to be installed. Firstly, the one proposed in the service yard would match the existing doorsets that are of steel construction to provide visual continuity to the back-of-house areas. The second one, along the western elevation, will be made of materials to closely match the existing adjacent entrance door. Adjacent to this new escape door, a new curtain wall will be installed that will have manifestations on the glazing to comply with building control. This is to provide data security and privacy from the back of the reception desk that would otherwise be visible from the new curtain walling. Furthermore, as a consequence of this addition, four bike hoops are proposed to be relocated further up the ramp, towards Guildford Street. These would simply be the same ones that are present now, just relocated.

A lit handrail is proposed for the entrance ramp as there is not currently one there. It is proposed that the materials for the handrail used would be metal and of durable nature, fixing into the existing concrete wall and would be discreet, nor damage or structurally weaken the existing wall.

The proposed external works are of a design which are in keeping with the existing building, therefore maintaining the character and appearance of the Bloomsbury Conservation Area and not having an adverse impact on the surrounding listed buildings. Thus, the proposals are considered to comply with Local Plan Policy D1 and D2.

#### Access for All

Through Local Plan Policy C6, Camden seeks to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities.

The proposals are in place to improve accessibility for all. The new AHU will allow the regulation of airflow within the internal space of the building, improving the usability of these rooms. The two new doorsets shall improve access in the case of an emergency and will allow those in the building to leave more rapidly. The handrail is to allow those who are less able, to access the building with ease and safety.

Therefore, these proposals will improve access and usability of the Site and will comply with Policy C6.

### Community Facilities

Through Local Plan Policy C2, Camden seeks to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services. Part E states that the council will support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. In assessing proposals, the Council will also balance the impact that proposals may have on residential amenity and transport infrastructure.

The sole aim of these proposals is to improve the educational facilities at this site so that they are of a higher standard and their use can be carried out much more efficiently.

Thus, by improving this site, it complies with Policy C2.

### Noise and Vibration

Policy A4 from Camden's Local Plan seeks to ensure that noise and vibration is controlled and managed, so it does not have an adverse impact on the amenity of neighbouring uses.

A supporting Noise Impact Assessment, prepared by EEC, has been submitted as part of the application. In summary, this concludes that the proposed AHU unit will meet the required noise threshold levels of the Local Authority during its operation.

Therefore, the addition of the plant would not have an adverse impact on the amenity of neighbouring uses and would comply with Policy A4.

### **Summary**

The proposal will provide new clinical trials accommodation and improve the functionality of the space in Queen Square House. The design of each element is to be non-intrusive to the surroundings and blend-in with the existing building. The doorsets are to comply with fire regulations and improve safety of the building. Most of the elements proposed are to also improve the accessibility for all. All elements are assessed against policy and are all deemed compliant. 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 Documents**

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

- Cover Letter, prepared by Gerald Eve;
- Application Form, prepared by Gerald Eve;
- Existing Drawings and Elevations, prepared by Wilson Mason;
- Proposed Drawings and Elevations, prepared by Wilson Mason;
- Design and Access Statement, prepared by Wilson Mason; and
- Noise Report, prepared by Environmental Equipment Corporation.

The application fee of £490 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 Sophie Thomson (020 7333 6297) of this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Gerald Eve LLP', written in a cursive style.

**Gerald Eve LLP**

Tel. +44 (0)207 333 6445

[LOliva@geraldev.com](mailto:LOliva@geraldev.com)