

Application ref: 2021/3244/P
Contact: Antonia Powell
Tel: 020 7974 2648
Email: Antonia.Powell@camden.gov.uk
Date: 18 November 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

www.camden.gov.uk/planning

Suite 3, Sandford House
1b Claremont Road
Teddington
TW11 8DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

School Of Oriental And African Studies UoL
10 Philips Building
Thornhaugh Street
London
WC1H 0XG

Proposal:

Replacement of HVAC and fire suppression systems serving Lower Ground Floor Archive.
Formation of new Collections Care and Digitisation Suite on Lower Ground Floor.
Associated Mechanical and Electrical works on Basement level.

Drawing Nos:

Design and Access Statement ref:201206-0200 Rev P1 including Heritage Statement,
Appendices A, B and D to H, Site and Block Location plans;

201206-1200-P2;
201206-1201-P2;
201206-1250-P1;
201206-1251-P1;
201206-2060-P2;
201206-2061-P2;
201206-2600-P4.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

Design and Access Statement ref:201206-0200 Rev P1 including Heritage Statement, Appendices A, B and D to H, Site and Block Location plans;

201206-1200-P2;
201206-1201-P2;
201206-1250-P1;
201206-1251-P1;
201206-2060-P2;
201206-2061-P2;
201206-2600-P4.

Reason:

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission. [Delegated]

The Philips building was designed by Denys Lasdun (c.1970-3) to provide SOAS with a library, academic offices and teaching facilities . Notably constructed with an in-situ concrete frame with pre-cast concrete panels over 8 storeys the building is listed grade II*.

This application concerns the replacement of HVAC and fire suppression systems serving the Lower Ground Floor Archive, along with the formation of a new Collections Care and Digitisation Suite on the Lower Ground Floor and works within the basement. The scheme will involve reconfiguration of room L77 to form the CC&D Suite. Works to include associated mechanical and electrical works at basement level. These works seeks to ensure the long term care and use of SOAS archives.

The Design and Access Statement summarises the works as follows:

The proposals are intended to ensure the safe storage and continued use of the Archive's holdings, with the additional resources of Conservation and Digitisation within the SOAS estate.

The scheme will involve reconfiguration of room L77 to form the CC&D Suite.

All other Archive spaces will maintain their current floor areas while archives from L77 will be reorganised and relocated by SOAS. All floor levels will maintain their occupancy and usage in a densely occupied building which is central to SOAS' work.

The works are located in the lower ground and basement floors in areas considered to be of lower significance. The works are considered to be minor in terms of the impact on the historic structure. The modest areas of demolition are thought to be justified in terms of the positive gain for the Archive space and the associated public benefit.

Externally there will be replacement plant in the existing plant well area along with replacement ventilation discharge ductwork to atmosphere.

No comment were received as a result of the public consultation through a press notice and site notice.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 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)

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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