

Application ref: 2021/4382/L
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk
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Burwell Architects
Unit 0.01
California Building
Deals Gateway
London
SE13 7SB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

London School Of Hygiene And Tropical Medicine
Keppel Street
London
WC1E 7HT

Proposal:

Refurbishment of rooms G.04 and G.05 in connection with the development of a multi purpose conference centre.

Drawing Nos:

Site Plan;

Location Plan;

922-PL-011 to 018 (inc);

922-PL-021; 022; 030; 031; 040; 041; 042; 043;

922-PL- 050; 051; 052; 053; 054;

992-PL-101; 102; 103; 104; 105;

Design and Access Statement including Heritage Statement dated September 2021 by Burwell Architects;

Schedule of Works.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Site Plan;

Location Plan;

922-PL-011 to 018 (inc);

922-PL-021; 022; 030; 031; 040; 041; 042; 043;

922-PL-050; 051; 052; 053; 054;

992-PL-101; 102; 103; 104; 105;

Design and Access Statement including Heritage Statement dated September 2021 by Burwell Architects;

Schedule of Works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 This application concerns the refurbishment of rooms G.04 and G.05 within the London School of Hygiene and Tropical Medicine Keppel Street Building in connection with the development of a multi purpose conference centre.

The existing rooms are outdated and unappealing with cables and surface mounted services and panelled false ceilings.

The proposed works include:

- the upgrading the electrical services and replacement mechanical ventilation and heating/cooling to include the formation of two penetrations between the two rooms.
- the removal of the existing carpet tiles and the restoration of the existing cork flooring
- removal of existing suspended lay-in grid ceiling and replacement with new suspended plasterboard ceiling
- new flip-top sockets to floor of G.05
- New lighting

- New joinery units
- New curtains
- New AV
- New ventilation grilles to 2nr existing windows located at basement level on Gower Street building elevation
- Replacement of existing chillers at basement level located at corner of Keppel Street and Gower Street on a 'like-for-like' basis.

This scheme of works is considered to be an enhancement of the currently forlorn interiors. The scheme seeks to restore much of the original architectural character and upgrade the power and data and to improve the internal environmental quality in line with the proposed use as a conference centre.

This application will not harm the significance of the listed building and the scheme is therefore supported.

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

- 2 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.
- 3 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).
- 4 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.

- 5 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.

- 6 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.

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