



5th Quad, UCL

Planning Statement

October 2021

DP9 Limited

DP9 Ltd
100 Pall Mall

London

SW1Y 5NQ
Tel: 020 7004 1700
Fax: 020 7004 1790

CONTENTS

1.	INTRODUCTION	3
2.	DESCRIPTIONS, DESIGNATIONS & PLANNING HISTORY	5
3.	THE PROPOSED DEVELOPMENT	7
4.	PRE-APPLICATION DISCUSSIONS & CONSULTATION	10
5.	PLANNING POLICY FRAMEWORK AND OVERVIEW	11
6.	PLANNING POLICY ASSESSMENT	14
7.	PLANNING BENEFITS	26
8.	PLANNING OBLIGATIONS	27
9.	CONCLUSIONS	28

1. INTRODUCTION

Purpose and structure of the report

- 1.1 This planning statement has been prepared by DP9 Ltd on behalf of the University College London (UCL) ('the Applicant') in support of a Planning Application for the development of an extension building to the Sainsbury Wellcome Centre at 25 Howland Street.
- 1.2 The application site comprises the open courtyard at the rear of the SWC which is then bounded by Astor Court and the annexe to the Middlesex Hospital
- 1.3 The planning application seeks permission for '*An extension to the Sainsbury Wellcome Centre comprising a five storey building for scientific, academic and teaching (sui generis) along with associated works and landscaping*'.
- 1.4 This document will provide an overview of the site and the proposed development and considers the relevant planning policies and sets out a justification for the development.
- 1.5 This Planning Statement comprises six sections following this introduction, as follows:
 - Section 2: Provides a description of the site and context;
 - Section 3: Sets out a summary of the proposed development;
 - Section 4: Provides information on the pre-application process;
 - Section 5: Sets out the Planning Policy Framework;
 - Section 6: Assesses the proposed development against the relevant national and local planning policy;
 - Section 7: Sets out the planning benefits associated within the scheme

-
- Section 8: Sets out the draft heads of terms associated within the development; and
 - Section 9: Sets out the conclusions.

Planning Application

1.6 The application should be read in conjunction with the following documents submitted:

- Completed application forms including Certificate xx
- Existing and proposed planning drawings.
- Design and Access Statement
- Inclusive Access Statement
- Fire Statement
- Planning Statement
- Transport Assessment
- Travel Plan
- Energy Statement
- Sustainability Strategy
- Daylight and Sunlight report
- CIL Forms

2. DESCRIPTION, DESIGNATIONS AND PLANNING HISTORY

- 2.1 The site proposed for the 5th Quad Support Building is within the south courtyard of the main SWC building.
- 2.2 The SWC is located at 25 Howland Street and is funded by the Gatsby Charitable Foundation and Wellcome Trust forming part of UCL's School of Life and Medical Sciences and is closely associated with the UCL Faculties of Life Sciences and Brain Sciences.
- 2.3 SWC is rapidly becoming an important hub for dialogue and collaboration between neuroscientists from within UCL and worldwide. Through the international PhD programme, SWC engages in experimental and computational techniques, equipping the next generation of neuroscientists with the knowledge and tools to tackle "the big questions" in neuroscience. In parallel, and through their Public Engagement Network, SWC engages the public, disseminates discoveries and contributes to a smarter society.
- 2.4 All of the SWC site is owned by UCL and adjoins Howland Street, Charlotte Street and Cleveland Street. SWC occupies the full length of Howland Street between Cleveland Street to the west and Charlotte Street to the east and is bounded to the south by 44 Cleveland Street (Middlesex Hospital Annex site, currently undergoing redevelopment) and by Astor College, which is a UCL student residence.
- 2.5 The site is not within a conservation area but is immediately adjacent to the Charlotte Street Conservation Area to the south. The Grade II listed BT Tower is located to the north of the site whilst the Middlesex Hospital Annexe to the south/west of the site is also Grade II listed.
- 2.6 The site has a PTAL (Public Transport Accessibility Level) rating of 6b, the highest possible rating. Goodge Street underground station is 300m to the

south and Warren Street underground station is 400m to the north. There are numerous bus stops in close proximity along Tottenham Court Road.

Surrounding Area

- 2.7 The surrounding area contains a range of built forms and scales with retail at ground floor facing and mixed commercial and residential units on the upper floors.

Site Designations

- 2.8 Within current policy, the site is located within the Central London Activities Zone, and just on the edge of the strategic view of the Palace of Westminster from Parliament Hill. The site is also within the Fitzrovia Area Action Plan (2014) (FAAP) but is undesignated.

Planning History

- 2.9 As noted, the site forms the courtyard of the SWC which was approved in 2011 (Ref: 2011/1944/P) and progressively occupied from 2015.

3. THE PROPOSED DEVELOPMENT

- 3.1. In summary, this application seeks planning permission for a new extension to the SWC to provide additional and much needed floorspace to support the main functions of the host building.
- 3.2. As a result of changes in the nature and delivery of neuroscientific education and research over the past ten years, there are increasingly acute pressures on space at SWC, meaning that experimental space is currently used for non-academic purposes, collaboration between staff scientists and research colleagues is restricted, and there will soon be limits on the level of extramural funding SWC can attract.
- 3.3. UCL have therefore identified an opportunity to relief some of this pressure and propose the extension (the “5th Quad”), to provide additional seating areas for early career researchers, core and support staff, and visiting collaborators, as well as including additional wellbeing space, external terraces and a dedicated area for PhD students. A full description of the proposed development is set out in the Design and Access Statement and a summary is presented below.
- 3.4. The elevated building comprises five levels, with step-free access to L01 – L05 of the main building via bridges—thus ensuring those working in the building are integrated with the main SWC community, as well as allowing the extension to be integrated with existing services (access, power, data, water, etc.).
- 3.5 The proposed building extension would:
 1. Provide quiet analysis and write-up hot-desk areas for early career researchers, thereby addressing the current hard-limit on group sizes of twelve and increasing the amount of extramural income SWC can attract

2. Maximise experimental use of lab-space currently used for non-research purposes

3. Provide dedicated desk spaces to co-localise core staff, including dedicated areas for IT and FabLab teams to work together cohesively and in collaboration with other colleagues

4. Provide a space for first-year PhD students

5. Provide dedicated offices for Visiting Researchers and collaborators, facilitating SWC's connections with UCL colleagues and international researchers

6. Supplement the existing meeting rooms and provide smaller discussion rooms, increasing the ability to host meetings for UCL colleagues, partner organisations (e.g. the British Neuroscience Association) and local organisations (e.g. Fitzfest)

7. Provide dedicated wellbeing spaces for SWC staff, improving our provision to new parents and colleagues with disabilities and health conditions.

3.6 The proposal is therefore in-line with several of UCL's principal themes for the UCL 2034 strategy, including:

- Increasing academic leadership by ensuring our ability to deliver world-class educational research
- Ensuring the integration of research and education by enabling students on the SWC PhD programme to fully collaborate with other researchers;

-
- Addressing global challenges by maximising our ability to deliver cross-disciplinary work, bringing together experimental and theoretical neuroscience with engineering, data analysis, and other essential scientific support;
 - Contributing to UCL's standing as London's global university by maximising our ability to deliver global science in collaboration with world-class scientists from UCL and around the world.

4. PRE-APPLICATION DISCUSSIONS & CONSULTATION

- 4.1. The proposed development has been the subject of pre-application discussions with officers at Camden. A detailed response to the Pre-App submission and Pre-App meeting that was held in March 2021, was received in June 2021. The response was positive about the proposal, seeking some areas of clarification in the formal planning application, and outlining the supporting reports that should be submitted, whilst identifying a set of process issues to be taken into account in relation to the detailed planning application.
- 4.2. This detailed planning application addresses the points raised in the advice provided by the Council.

Consultation

- 4.3 Whilst the site is owned by UCL, the compositional structure of the SWC means that the SWC team have been liaising with various estate departments within UCL and as well as Astor Court and the Middlesex Hospital Annexe team since January 2021 following the submission of the pre-application request with Camden. These discussions focussed on the height and form of the building given the proximity to neighbours as well as the elevational treatment. It also discussed the retention and enhancement of the public realm/landscaping within the courtyard which is accessible to neighbours.
- 4.4 The quarterly liaison between all parties continues (most recently in September) and included key discussions on the future construction logistics and potential sharing of the crane that is currently being used on the Annex site with the main contractor and the Project Manager.
- 4.5 It should also be noted that consultation with residential neighbours and amenity groups including the Fitzrovia Group will develop as the project progresses and once permission is granted.

5. PLANNING POLICY FRAMEWORK AND OVERVIEW

- 5.1 This section provides a brief summary of the key planning policies relevant to the site and its redevelopment. The planning policy context comprises three levels of adopted and emerging policy – national, regional and local. Within each level there is both planning policy and guidance which combine to provide the framework for consideration of the proposed development. The key planning policy documents taken into account at this stage and referred to in this planning statement include those listed below
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.
- 5.3 The proposed development should be considered against relevant policies contained in the current adopted Development Plan for Camden comprising of the following planning policy documents:
- London Plan (“LP”) (Adopted March 2021)
 - Camden Local Plan (“CLP”) (2017)
 - Fitzrovia Area Action Plan (2014)

Other Material Considerations

The NPPF

- 5.4 National planning policy is set out in the National Planning Policy Framework (NPPF), which was updated on 20 July 2021. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 8), with three overarching objectives: economic, social and environmental. These are to be delivered through the preparation and implementation of plans and the application of the policies within the Framework.

5.5 This means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or out of date, granting planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development, or specific policies in the NPPF indicate otherwise.

5.6 The National Planning Practice Guidance (NPPG) was published in March 2014, and last updated by the Government in May 2019, and sits alongside the NPPF. The NPPG adds further context to the NPPF and should be read together.

Supplementary Planning Guidance and Supplementary Planning Documents

5.7 Supplementary Planning Guidance and Documents (SPGs and SPDs) are also material planning considerations. Relevant SPDs and SPGs are noted below.

Mayoral SPGs and SPDs:

5.8 Supplementary Planning Guidance and Documents (SPGs and SPDs) are also material planning considerations. Relevant SPDs and SPGs are noted below.

- The Mayor's Air Quality Strategy (2010);
- The Mayor's Energy Strategy (February 2010);
- The Mayor's Transport Strategy (May 2010);
- Central Activities Zone (CAZ) SPG (March 2016); and
- Accessible London: Achieving an Inclusive Environment (2014).

Local

5.9 LBC has also prepared a number of supplementary documents to provide guidance on adopted policies. These documents form material considerations but do not form part of the Development Plan. Of relevance to the development are following supplementary planning documents (SPD).

-
- Camden Planning Guidance - Design (March 2019);
 - Camden Planning Guidance - Employment Sites and Business Premises (March 2018);
 - Camden Planning Guidance 3 (CPG3) - Sustainability (July 2015, updated March 2018);
 - Camden Planning Guidance - Energy Efficiency and Adaptation (March 2019);
 - Camden Planning Guidance 6 - Amenity (September 2011, updated March 2018);
 - Camden Planning Guidance - Public Open Space (March 2018);
 - Camden Planning Guidance - Air Quality (March 2019);
 - Camden Planning Guidance - Transport (March 2019);
 - Camden Planning Guidance - Developer Contributions (March 2019).

6. PLANNING POLICY ASSESSMENT

- 6.1. This section assesses the proposed development against relevant planning policy and planning guidance.

Principle of Development

- 6.2. The principle of the proposed development accords with current and emerging planning policy guidance. National policy, the London Plan and the Local Plan all seek to ensure that development achieves the highest possible intensity of use compatible with the local context in order to deliver a scale of development which makes the most effective and efficient use of land.
- 6.3. Paragraph 7 of the NPPF outlines that *“the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”*
- 6.4. Camden Council’s overarching objective is to create the conditions for growth to provide the homes, jobs and other facilities needed to support it, while ensuring that growth delivers opportunities and benefits for their residents and businesses.
- 6.5. The Council has developed a series of objectives for the Local Plan to achieve its vision. The strategic objectives of the Plan are as follows:
1. Developing new solutions with partners to reduce inequality and improve health and wellbeing;
 2. Creating conditions for and harnessing the benefits of economic growth; and;
 3. Investing in our communities to ensure sustainable neighbourhoods.

-
- 6.6. The proposed development is considered to achieve sustainable development since it meets all the above key planning principles for redevelopment of the site. The proposal is a redevelopment of a brownfield site located in a highly accessible location by public transport in London.
- 6.7. For the reasons outlined above, the principle of the proposed development is consistent with the broad objectives of planning policy and in accordance with the Government's overarching objectives for sustainable growth. The proposed development is acceptable in principle and should be supported in this location.

Land Use

Scientific, academic and teaching (sui generis)

- 6.8. The principle of developing this site to deliver a new high-quality academic and scientific building is well established through all levels of planning policy. This is reinforced by virtue of this being an extension to the existing SWC building.
- 6.9. Policy S3 of the adopted London Plan seeks to ensure there is a sufficient supply of good quality education facilities to meet demand and offer educational choice. It states that the strategic functions of the CAZ should include centres of excellence for higher and further education and research.
- 6.10. Policy E8e states that London's higher and further education providers and their development across all parts of London should be promoted. Their integration into regeneration and development opportunities to support social mobility and the growth of emerging sectors should be encouraged.
- 6.11. Policy E1 of the Local Plan encourages the concentrations of professional and technical services, creative and cultural businesses and science growth sectors in the borough (d) and supports the development of Camden's health and education sectors and promote the development of the Knowledge Quarter

around Euston and King's Cross while ensuring that any new facilities meet the other strategic objectives of this Local Plan (e).

Design

- 6.12. This planning statement addresses the land use context of the proposed development, showing how the proposal will meet the land use objectives for the site and complement existing land uses in the area. The Design and Access Statement accompanying the planning application provides an analysis of the constraints and opportunities presented by the site and how the design of the proposed development has evolved and responds to these. It sets out the design objectives, urban design principles and building design principles which have informed the final design of the proposals.
- 6.13. The proposed development has been the subject of pre-application discussions with planning and design officers at Camden and the design has evolved in response to these discussions.
- 6.14. The London Plan requires all buildings and structures to be of the highest architectural quality, and be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm. Buildings should provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces. Buildings should optimise the potential of Sites.
- 6.15. Local Plan policy D1 outlines that the Council will seek to secure high quality design in development. The Council will require that the “*development:*”
- a. respects local context and character;*
 - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
 - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*

-
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
 - e. comprises details and materials that are of high quality and complement the local character;*
 - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
 - g. is inclusive and accessible for all;*
 - h. promotes health;*
 - i. is secure and designed to minimise crime and antisocial behaviour;*
 - j. responds to natural features and preserves gardens and other open space;*
 - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
 - l. incorporates outdoor amenity space;*
 - m. preserves strategic and local views;*
 - n. for housing, provides a high standard of accommodation; and*
 - o. carefully integrates building services equipment.”*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 6.16. The intention for the 5th Quad is to create a sympathetic, functional extension to the SWC which does not seek to compete and detract from its unique design quality. In the development of the design a number of specific principles have been established that have informed the design concept for the 5th Quad:
- Design spaces that encourage creative use and facilitate sharing of knowledge.
 - Create a building that is generous to its surroundings and engages meaningfully with public life.

- Use of depth and relief in surfaces to create variation across the facades and encourage dynamic reading of light / shadow.
- Human Focused - use of flowing forms, tactile surfaces and natural materials particularly in situations where there is 1:1 engagement with the building materials
- Expressive detailing allowing enjoyment of the building at close range

6.17. The proposals have been designed by -acclaimed architects Ritchie Studios who designed the SWC. The building will:

- Create a building of architectural distinction that will improve the quality of the immediate area.
- Responds positively to surrounding context as set out in the Design and Access Statement.
- Be of an exceptional design quality shown through the materials and of an architectural expression that would complement the appearance of the area.
- Maintain a permeable and active ground floor courtyard space.
- Key focus on environmental considerations and which were considered from the outset of the design with a holistic approach to the development to ensure and result in an excellent energy and low carbon performance and a future-proofed asset for decades to come.
- Designed for climate resilience, embedding mitigation measures to ensure a future proofed development.
- Application of principles of circularity to optimise material efficiency, future flexibility and adaptation and minimising waste on site.

Heritage

6.18. National planning guidance on the historic environment is provided by the NPPF. It defines what constitutes the historic environment, including 'heritage assets' (which can be designated or undesignated), and sets out the policy

approach to assessing development proposals which affect heritage assets either directly or in terms of their setting.

- 6.19. Designated heritage assets include World Heritage Sites, listed buildings and conservation areas among other designations.
- 6.20. Para 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.21. London Plan Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- 6.22. Camden Local Plan Policy D2 (Heritage) outlines that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. The policy goes on to state that the Council "will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings..." The policy also goes on to state that "*in order to maintain the character of Camden's conservation areas, the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area... resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*"

Relevant Heritage Assets

- 6.23. The site is not located within a conservation area; however, the site adjoins the Charlotte Street Conservation Area to the south. Given the internalised nature of the site, the proposed development will not be visible beyond its immediate environs and as such there will no impact on effect on the setting or character of the Conservation Area.
- 6.24. Whilst the site is located near to the Grade II listed BT Communication Tower, the proposed development is entirely concealed in views from the neighbouring streets and as a result has no impact on, and makes no contribution to, the wider setting of the BT Tower.
- 6.25. The site does sit close to the Grade II listed Middlesex Hospital Annexe building which itself is currently subject to refurbishment works. However, the relationship between the site and the Annexe building is not direct and the next annex to the listed building will sit between the two such that there will be no effect of its setting or character.
- 6.26. The London View Management Framework (LVMF) designates, protects and manages twenty-seven views of London and some of its major landmarks. Policy 7.11, London View Management Framework, of the London Plan, identifies that the Mayor has designated a list of strategic views that he will keep under review. These views are seen from publicly accessible and well used places. They include significant buildings or urban landscapes that help to define London at a strategic level. Within the views, the Mayor will also identify and protect aspects of views that contribute to a viewer's ability to recognise and to appreciate a World Heritage Site's authenticity, integrity, significance and Outstanding Universal Value.
- 6.27. Policy D1 outlines that the Council will seek to secure high quality design in development and will require that development "*preserves strategic and local views.*"

6.28. The building on site is not considered a tall building. As set out in CLP tall buildings are defined as building which are *“substantially taller than their neighbours or which significantly change the skyline.”*

6.29. An element of the site is located within the protected view from Assessment Point 2B.1 (Parliament Hill) towards the Palace of Westminster in the London View Management Framework. It is not however located in any locally identified and protected Townscape Views or Conservation Area Views.

In this case however, the proposed building will be entirely concealed from external views beyond the site boundary but its neighbours. To this end, there will be no impact on the protected view and an assessment on this is not required.

Transport

Accessibility and public transport impact

6.30. Camden Local Plan 2017 Policy T1 – Prioritising walking, cycling and public transport states: *“The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough”.*

6.31. Policy T2 – Parking and car-free development states *“The Council will limit the availability of parking and require all new developments in the borough to be car-free.”* The Council aims to:

- a) Not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on street parking permits;*
- b) Limit on-site parking to i. spaces designated for disabled people where necessary, and/or ii. essential operational or servicing needs;*
- c) Support the redevelopment of existing car parks for alternative uses; and*
- d) Resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.*

-
- 6.32. In line with policy, a Transport Assessment has been provided to support the planning application.
- 6.33. Planning policy at all levels advocates locating new developments in areas which are easily accessible by sustainable travel. The proposed development location achieves a PTAL rating of 6b, which is categorised as 'excellent'. The site is located within proximity of several London Underground stations, rail stations, and local bus services.
- 6.34. The proposed development will be car-free and cycle parking will be provided in line with the London Plan standards.
- 6.35. The proposal makes direct provision for deliveries and servicing which will be maintained via the existing service yard from Cleveland Street that has sufficient capacity for the requirements of the 5th Quadrant building.

Energy and Sustainability

- 6.36. Policy SI 2 of the London Plan advises that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
1. Be lean: use less energy
 2. Be clean: supply energy efficiently
 3. Be green: use renewable energy
 4. Be Seen – monitoring.
- 6.37. The policy also states that the Mayor will work with boroughs and developers to ensure that major developments meet the stated targets for carbon dioxide emissions reduction in buildings.

6.38. The energy & sustainability statement demonstrates the proactive approach from the design team to ensure the scheme aligns with the global, national and local sustainability objectives and planning policy requirements. The sustainability sets out that the Applicant's environmental and social sustainability aspirations and that the development has embedded best practice design and construction principles within the proposals which can be summarised as follows:

- Carbon efficient development that considers whole life cycle carbon emissions with the aspiration to minimise energy demands and exceed minimum policy requirements
- Application of the energy hierarchy, best practice industry standards for fabric performance alongside the incorporation of zero carbon technologies
- Seeking to target a BREEAM Excellent rating.
- Designed for climate resilience and UHI mitigation, embedding mitigation measures to ensure a future proofed development.
- Significantly enhances the proposals green infrastructure through intensive and extensive green roof design and soft landscaping.
- Application of principles of circularity to optimise material efficiency, future flexibility and adaptation and minimising waste on site.
- Use of low toxicity, healthy, and sustainably sourced material to ensure user wellbeing and contribute to improving internal air quality.
- Use of low flow sanitaryware fittings and a design strategy to minimise external water use.
- Healthy and comfortable internal environments for occupant wellbeing and satisfaction, placing the user front and centre to enhance experiences of the development.
- Inclusive design that is accessible to all and a design that promotes and contributes to a healthy city.

-
- 6.39. The sustainability statement sets out that the application has incorporated sustainable design and construction principles from the outset, ensuring alignment with the Greater London Authority and Local Planning requirements and demonstrating best practice across the breadth of sustainability.
- 6.40. The heating, cooling and electrical demands of the proposed development will be met, whilst at the same time energy consumption and associated CO2 emissions to the atmosphere will be reduced, in accordance with the national, regional and local planning policy requirements and considering the site-specific necessities.
- 6.41. In total, this energy strategy will allow the proposed development to achieve up to 36% reduction in regulated CO2 emissions over the baseline. Given this is an extension to the existing SWC, the development proposes to connect to the current CHP which is an energy efficient and sustainable solution. This does mean that the development does not provide for any on-site renewable energy measures itself as they are not viable. The proposed development will therefore secure a carbon offset contribution to meet the shortfall from the carbon net zero target.
- 6.42. For further information please refer to the Energy and Sustainability statements prepared by Arup.

Daylight and Sunlight

- 6.43. The basis for the technical analysis and methodology employed for sunlight and daylight and overshadowing is derived from The Building Research Establishment Guidelines entitled Site Layout Planning for Daylight and Sunlight 2011 by P J Littlefair (The BRE Guidelines).

-
- 6.44. The NPPF, at paragraph 125 (part c) states that ‘local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a Site (as long as the resulting scheme would provide acceptable living standards)’.
- 6.45. The report considers the daylight and sunlight effects to the existing surrounding properties which in this case relate to the student housing within Astor Court.
- 6.46. The detailed results of our daylight and sunlight assessments demonstrate that the effects caused by the development will be almost completely compliant with the BRE numerical targets, with the exception of a small number of windows within Astor College but the majority of these are currently in receipt of levels of natural light well below the recommended levels expected for naturally lit rooms and will therefore already be reliant on artificial light. The Middlesex Hospital Annex will experience little noticeable daylight & sunlight impact.

7. PLANNING BENEFITS

7.1 The proposal has been carefully and sensitively developed over an iterative design process. For clarity, key aspects of this approach are summarised below and should be given full and significant weight.

7.2 The result of this considered approach is the delivery of an exemplar and well-designed scheme that will deliver the following substantial public benefits that form material considerations of the planning application that should be afforded full weight in the determination of the application.

7.3 It is considered that overall, the proposed development accords in all material respects with the relevant policies and delivers significant benefits through:

- Increase in purpose built academic, education and research accommodation to meet the growing needs of UCL and its partners.
- Providing a building designed by an award-winning architectural practice which will be of a high-quality and based on a clear understanding of the site and its relationship with its context;
- Providing a uplift of economic activity, with the space expecting to accommodate circa 30 new jobs contributing to Camden's overarching objectives within the Local Plan.
- Providing a sustainable development which seeks to achieve BREEAM 'Excellent';
- Providing a carbon efficient development that considers whole life cycle carbon emissions with the aspiration to minimise energy demands and exceed minimum policy requirements.
- Rooftop amenity space for tenants;
- Sustainable, wellness, connectivity; and
- Creating inclusive and accessible buildings.

8. PLANNING OBLIGATIONS

Draft Heads of Terms for Section 106 Agreement

8.1 It is envisaged that the following planning obligations will be necessary to make the development acceptable in planning terms, subject to discussion with the Local Planning Authority:

- Delivery and servicing management plan
- Travel plan
- Carbon Reduction
- Monitoring
- Construction Management Plan

9. CONCLUSIONS

- 9.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development Plan unless other material considerations indicate otherwise.
- 9.2. This planning statement has been prepared by DP9 Ltd on behalf of UCL in support of a Planning Application for the extension to the SWC with the new 5th Quadrant building.
- 9.3. The proposed development accords with the NPPF and represents sustainable development which accords with the development Plan. The design process for the scheme has taken into account the full range of stakeholder views.
- 9.4. This Planning Statement assesses the development against the development Plan and other relevant national, regional and local planning policy, including the aspirations established in the London Plan. It is considered that the principle of the development accords with current and emerging planning policy and guidance.
- 9.5. Innovation is considered fundamental to the growth of London, encouraging collaboration across different sectors, promoting links between business and providing support for innovative activities and fostering entrepreneurial skills. The 5th Quadrant is an essential piece in the continued academic and scientific offer for UCL that maintains its position as global force.
- 9.6. The impacts of the development have been fully assessed by the supporting application documents and mitigation measures have been identified where necessary. The development is considered to be entirely appropriate for the site, and the area.
- 9.7. The development proposals are considered to accord with the development Plan, and therefore benefit from the presumption in s38(6) of the 2004 Act.

Furthermore, it accords with the policies of the NPPF as a whole and is deemed to be 'sustainable development' in terms of Paragraph 14, and therefore the development should be granted full planning permission.