

Application ref: 2022/1578/P
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Date: 19 May 2022

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

UCL Darwin Building
Gower Street
London
WC1E 6BT

Proposal: Installation and replacement of plant and associated equipment at roof level, and installation of two chilled water pipes and several wall-mounted grilles at rear elevation, and other associated works.

Drawing Nos: 774_PL_100 A, 774_PL_101 A, 774_PL_102 A, 774_PL_103 A, 774_PL_104 A, 774_PL_105 A, 774_PL_106 A, 774_PL_107 A, 774_PL_108 A, 774_PL_109 A, 774_PL_110 A, 774_PL_111 A, Design and Access Statement dated 24th March 2022 and cover letter dated 8th April 2022.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 774_PL_100 A, 774_PL_101 A, 774_PL_102 A, 774_PL_103 A, 774_PL_104 A, 774_PL_105 A, 774_PL_106 A, 774_PL_107 A, 774_PL_108 A, 774_PL_109 A, 774_PL_110 A, 774_PL_111 A.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the installation of additional plant and associated equipment on the roof of the Darwin Biosciences Building which is occupied for education purposes by UCL. The equipment comprises two replacement chillers, six new condensers, and a new plate heat exchanger. In addition, the proposals involve alterations to the rear elevation including the installation of two chilled water pipes which would run externally from roof level to first floor level and several wall mounted grilles. The works are required to upgrade the mechanical and electrical services of the existing laboratories and research and teaching spaces.

The application site is not listed, but is located within the Bloomsbury Conservation Area where it neighbours other UCL buildings which are listed. Directly across Gower Street from the Darwin Building is a terrace of early 19th century houses which are listed grade II. The Darwin Building is handsome but plain in its architectural treatment. The upper most floor and parapet roof along the Gower Street front elevation is attractively finished in copper. To the rear, this purpose built building is very utilitarian with no architectural detailing. The rear elevation has been used for previous plant/pipe/flue installations. The

proposed installations would not be out of character in this context and given the new equipment would not be positioned nearer to the front parapet or higher than the existing plant, the works would preserve the appearance of the building and would not harm the character or appearance of the surrounding Bloomsbury Conservation Area or the setting of the listed buildings.

Due to the location and nature of the proposals they would not harm neighbouring amenity by way of loss of outlook, daylight or privacy. A noise impact assessment has been submitted with the application which demonstrates that the noise emissions from the proposed plant will be at least 10db below background noise levels in accordance with Camden's requirements. Compliance with this shall also be secured by condition.

The Bloomsbury CAAC confirmed they had no comment on the proposals, and no other responses were received following consultation. The planning history of the site has been taken into account when coming to this decision and 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer