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Our ref: LOL/EKI

Your ref: PP-11278520

10 June 2022

Dear Sir/ Madam

**UCL School of Pharmacy, 29-39 Brunswick Square, London WC1N 1AX
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 the School of Pharmacy, 29-39 Brunswick Square, London WC1N 1AX ("the site").

Planning permission is sought for:

"Installation of two external flues at School of Pharmacy."

Site and Surroundings

The School of Pharmacy is located to the north of Brunswick Square, east of Hunter Street and to the south of Handel Street. The site is currently used for educational purposes by University College London (UCL) and is one of the most highly rated pharmacy schools in the UK, dedicated to teaching and research in pharmacy and the pharmaceutical sciences.

The building is seven storeys high with a number of flat roofs to the rear. Given the nature of the use, the roof of the building contains a significant quantum of plant at roof level, including two large high dilution extract fans serving fume cupboards within the building.

The building is not statutory listed but sits within the Bloomsbury Conservation Area.

The surrounding area consists of a number of other University and institutional buildings. The Brunswick Centre lies to the west. There are also a number of listed buildings nearby, including the Thomas Coram Foundation for Children to the east (Grade II), 3-4 Hunter Street to the west (Grade II) and 4-7 Handel Street (Grade II) to the north of the School of Pharmacy.

Coram's Fields, with Mecklenburgh and Brunswick Squares are designated at Grade II on the Register of Parks and Gardens.

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 3 April 2014 Planning Permission was granted (2014/1133/P) for **“Installation of new plant equipment and screening at 2nd and 5th floors with associated vertical ducting; new flue and extract fans at roof level (7th floor); all to the rear elevation.”**

On 2 June 2009 planning permission was granted (2009/1230/P for **“additions and alterations to include installation of seven new roof lights on roof of rear and side roof to first floor, and replacement of four windows with four new windows on rear elevation at first floor level.”**

On 6 February 2009, planning permission was granted **“Alterations to the southern elevation of the building including replacement of the existing handrails and balustrades, resurfacing the ramp and installation of external lights to the door.”**

Background and Proposals

Planning permission is sought for the installation of two new stainless steel flues to the rear of the building. The flues are proposed to rise from the sub-basement and would be partly routed via an existing brick chimney before rising externally to roof level.

The proposals were presented to Planning and Design officers at a meeting on 4 May 2022. At this meeting, it was suggested that the external flue routing be reviewed to reduce the visual impact of the flues as far as reasonably practicable. That exercise was undertaken, and revised routing is now adopted, to ensure the flues remain as close to the rear elevation as reasonably possible.

The flues are also proposed to be powder coated with a RAL number to match as closely as possible the appearance of the rear elevation, therefore further minimising any visual impact in views from the surrounding area.

The purpose of the works is to support the provision of adequate levels of heating for the building.

Development Plan

The Development Plan comprises:

The London Plan (2021); and
The Camden Local Plan (2017).

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

The National Planning Policy Framework (2021) is also a material consideration.

Section 38(6) of the Planning and Compulsory Purchase Act 2006 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering an application for planning permission, special attention be paid to the desirability of preserving listed buildings and their setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where an application for planning permission is determined relating to land within a Conservation Area, special attention be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning and Heritage Assessment

The proposals are necessary to support the educational functions of the School of Pharmacy, in accordance with Policy C2 from Camden's Local Plan, which encourages investment from educational bodies to enhance their operations. Policy E1 also looks to support educational development in the Knowledge Quarter, in which the site is located. The proposed works are important to improving the educational functionality of the building and UCL operations, and are deemed to be in accordance with both Policy C2 and E1.

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. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. Consideration has been given to the site's close proximity to nearby listed buildings and also its location within the Bloomsbury Conservation Area.

The proposed flues have been routed as discreetly as possible to the rear of the building and would be powder coated to match the colour of the existing rear elevation as far as possible.

The introduction of the flues would preserve the character and appearance of the Bloomsbury Conservation Area and the setting of listed buildings around the site, having regard to the limited visibility of the proposals, the existing roofscape of the School of Pharmacy and the established presence of plant to the rear of the building.

The design of this proposal would therefore aim to be as discreet as possible and would comply with both Policy DC1 and DC2.

Summary

In summary, this proposal has been assessed against all relevant policies and complies with all of the above policies and should therefore be approved by Camden Council.

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;
- Site Location Plan;
- Existing Elevation and Sections, prepared by Fowler Martin;
- Proposed Elevation Plans and Sections, prepared by Fowler Martin;
- Technical Specification document including Photographs, Fowler Martin.

The application fee of £494.20 has been paid concurrent to the submission of this application.

In the meantime, should you have any questions, please do not hesitate to contact Ed Kitchen (020 3486 3691) or Aadam Siddiqui (020 7333 6297) of this office.

Yours faithfully



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