



# GERALDEVE

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**Our ref:** LOL/EKI/ASI/U0019581

**Your ref:** PP-11325049

30 June 2022

Dear Sir/Madam

**University College London – Wilkins Building, London, WC1E 6HJ**  
**Planning (Listed Building and Conservation Areas) Act (as amended)**  
**Application for Listed Building Consent**

We write on behalf of our client, University College London ('UCL'), to submit a listed building consent application for the installation of domestic water and electrical services at the Wilkins Building, London, WC1E 6HJ.

The principal of this application has been discussed with Antonia Powell from the London Borough of Camden.

Listed building consent is sought for the following:

**"Installation of domestic water and electrical services, including hot and cold water pipework, cold water storage tank, cold water booster pump set, hot water generation plant and associated equipment."**

**Site and background**

This application relates solely to the Wilkins Building, located in the London Borough of Camden. The Wilkins Building is a Grade I listed building, listed for its special architectural and historical interest. The building was constructed in phases between 1827 and 1881 with substantial rebuilding following damage during World War 2.

The Site is located within the UCL Bloomsbury Campus at Gower Street and is bounded by the Main Quad and Gower Street to the West, the Kathleen Lonsdale Building and Gower Place to the North, the New Student Centre to the East and the Bernard Katz Building and South Quad to the South.

The Wilkins building is Grade I statutory listed and is located within the Bloomsbury Conservation Area. There are a number of other designated heritage assets in proximity to the Site including the Grade II listed 23 Gower Place, the Grade II listed University College Hospital General Block and the Grade II listed Kathleen Lonsdale Building.

The Wilkins Building comprises a quad of buildings which can be accessed via the main university entrance at Gower Street.

**Relevant Planning History**

A review of the London Borough of Camden's planning records has been undertaken and a comprehensive list of the relevant planning history has been included below.

On, 3 July 2020, an application for listed building consent (2020/2066/L) was granted for the following:

**“Installation of a cold water storage tank to the Wilkins Building and associated works.”**

On, 2 July 2020, an application for listed building consent (2020/2108/L) was granted for the following:

**“Installation of fan coil units for controlled heating and cooling in Room G10 and the Whistler Room and pipework in Rooms G09, G10, G11 and G90 of the Wilkins Building and associated works.”**

**The Proposal**

Listed building consent is sought for the installation of domestic water and electrical services, including hot and cold water pipework, cold water storage tank, cold water booster pump set, hot water generation plant and associated equipment.

Planning and listed building consent was previously granted for new domestic hot and cold water services and electrical services at the Wilkins Building (Ref. 2020/2066/L). The proposed changes under this application are the effect of a feasibility check of the original pipe route during on-site construction works. The proposed changes will be less disruptive to the building fabric than the originally approved route.

The proposals seek to upgrade the existing public health services within the building, whilst respecting the historic significance of the Grade I listed building. The existing system has been in place for several decades and is therefore in need of replacing. Overall, the upgrade is needed to maintain the quality of the services and ensure that the systems are compliant with current regulations.

The new 12m<sup>3</sup> cold water storage will be located in the new plantroom space B15G at lower ground level. The system will be fitted with auto reverse rinsing filter on the incoming main to the break tank. From the tank, a potable cold water supply will be boosted by a variable speed pump and will be distributed around the development. The boosted cold water service will serve all outlets within the building and will also provide cold water to the hot water system and pressurisation units located in plant room B33. The boosted cold water service will route through the existing underground ducts or at high level on the lower ground floor. The aim of the design is to utilise the existing routes and limit any cores through the structures. Where possible, connections between levels will be made via the existing service risers within the B26 store, B23 room and via cores through the lower ground level ceiling to ground level locations.

The new domestic hot water services for lower ground floor and ground floor areas will be generated via plant located in the B33 plant room. Hot water flow and return system pipework will extend from the plant room B33 to various areas of the building in underground ducts or at high level on the lower ground. Where possible, the pipework will utilise existing routes and limit any cores through the structures.

In addition to the above, new water heating serving the second floor toilets (278 and 279) will be installed in room 276 and new electric water heaters will be installed in first floor level toilets (125A and 125B). In relation to the lower ground floor services, a new cold water booster pump located within B15F will be fed from within the plant room. On the first and second floor services, it is proposed to use the spare ways on distribution board (MB3PR) to service the electric water heaters in rooms 125A and 125B on the first floor and room 276 on the second floor.

The redundant pipework and equipment will be stripped out by the contractor on Site. No external alterations are proposed as part of this application.

**Planning Policy**

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Accordingly, the proposals are assessed against the policies of the London Plan (adopted 2021) and Camden’s Local Plan (2017).

Whilst not forming part of the Statutory Development Plan, the following documents remain important material considerations.

- National Planning Policy Framework (NPPF) (2021);
- National Planning Practice Guidance (NPPG) (as amended);
- Planning Guidance to Support Planning Policies;
- Local Plan Evidence Base.

As the proposal affects a listed building and a building within a Conservation Area, consideration has been given to the Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 16 states that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

## **Planning Considerations**

### Heritage

Policy D2 (Heritage) of Camden's Local Plan (2017) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and listed buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits.

Although the application proposes work in a conservation area, the proposals are minor and will not materially affect the fabric of the building. The proposed works would enhance the asset and will not cause substantial harm.

### Design

Policy D1 (Design) of Camden's Local Plan (2017) states that the Council will seek to secure high quality design in development and requires that development respects local context and character and preserves or enhances the historic environment and heritage assets in accordance with Policy D2.

The proposal is for the installation of domestic water and electrical services from lower ground to roof level. As the proposals are internal, the works would not materially affect the external appearance or design of the building. The pipe work has been designed to respect and preserve the historical interest of the Grade I listed building.

### Access

Policy C6 (Access for all) of Camden's Local Plan (2017) states that the Council will seek to promote fair access and remove the barriers that prevent people from accessing facilities. The Council will expect all buildings and places meet the highest practicable standards of accessible and inclusive design so that they can be used safely and easily.

There are no proposed changes to access and therefore the proposal would comply with Policy C6 of Camden's Local Plan (2017).

## **Application Documentation**

We hereby submit the following documents in support of this application:

- Completed application form, prepared by Gerald Eve LLP;
- Covering Letter (Including Design, Access, and Heritage Statement), prepared by Gerald Eve LLP;
- Site Plan (5187806-ATK-XX-DR-MEP-02 Rev T1), prepared by Atkins;
- Site Location Plan (5187806-ATK-XX-DR-MD-01 Rev T1), prepared by Atkins;
- UCL Wilkins Building Pack, prepared by Atkins; and
- UCL Wilkins Building Pack Appendices (Including Plans and Drawings), prepared by Atkins.
  - 5187806-ATK-LG-DR-PH-101\_P01– Proposed Public Health Services – Lower Ground Floor;
  - 5187806-ATK-LG-DR-PH-101\_P02– Proposed Public Health Services, New Pipe Route – Lower Ground Floor;
  - 5187806-ATK-00-DR-PH-102\_P01 – Proposed Public Health Services – Ground Floor;
  - 5187806-ATK-01-DR-PH-103\_P01 – Proposed Public Health Services – First Floor;
  - 5187806-ATK-02-DR-PH-104\_P01 – Proposed Public Health Services – Second Floor;
  - 5187806-ATK-RF-DR-PH-105\_P01 - Proposed Public Health Services – Roof Level;
  - 5187806-ATK-ZZ-DR-PH-106\_P01 - Proposed Public Health Services Schematic;

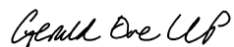
- 5187806-ATK-ZZ-00-DR-E-61000 – Proposed Electrical Services – Lower Ground Floor;
- 5187806-ATK-ZZ-01-DR-E-61001 - Proposed Electrical Services – First Floor;
- 5187806-ATK-ZZ-02-DR-E-61002 - Proposed Electrical Services – Second Floor;
- 5187806-ATK-ZZ-03-DR-E-61003 - Proposed Electrical Services – Third Floor;
- 5187806-ATK-SK-001 – Water Services Riser – Lower Ground Floor;
- 5187806-ATK-SK-002 – Water Services Riser – Ground Floor;
- 5187806-ATK-SK-003 – Water Services Riser – First Floor;
- 5187806-ATK-SK-004 – Water Services Riser – Second Floor; and
- 5187806-ATK-SK-005 – Water Services Riser – Roof Level.

This application has been submitted via the Planning Portal (Ref. PP-11325049). As this is an application for listed building consent, payment is not required.

We trust that you have all the necessary information to validate this application and we look forward to confirmation of this shortly. If you have any queries, please contact Edward Kitchen (020 3486 3691) or Aadam Siddiqui (020 7333 6246) of this office.

We look forward to hearing from you shortly.

Yours faithfully,



**Gerald Eve LLP**

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